



# TOWN OF HUNTINGTON ENVIRONMENTAL OPEN SPACE AND PARK (EOSPA) FUND AND LAND CONSERVATION 20-YEAR PROGRESS REPORT



**SEPTEMBER 1998 PROGRAM INITIATION TO OCTOBER 2018**

**ENVIRONMENTAL OPEN SPACE AND PARK FUND REVIEW (EOSPA) ADVISORY COMMITTEE**

**Staff Members**

Margo Myles, Planning & Environment\*  
J. Edward Gathman, Jr., EOSPA Counsel

Debbie Cotugno, Comptroller’s Office\*  
1998-2015

Lauren Credidio, Secretary 2014-present  
Arlene Kaufman, Secretary 1998-2013

\* - Original Committee Members



Some EOSPA members on 2014 visit,  
Tanenbaum Property, Fort Salonga

**Cover Photos**

Upper left – Lewis Oliver Dairy,  
Village of Northport

Lower left – Veterans Park, East Northport  
Center – Grace Stroll Garden, Greenlawn

Upper right – Sunshine Acres Park,  
Commack

Lower right – Manor Farm Park, Huntington

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Huntington Conservation Board

**Emerson Boozer, Vice Chairperson**  
Councilwoman Cergol’s appointee

**Lisa Brieff**

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Huntington Township Chamber  
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**Todd Krasner**

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**Herb McGrail\***

Scouting

**Mark McAteer**

Public Art Advisory Committee

**Steven Spucces**

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- Dana Beard
- Carol Brown
- Elaine Capobianco\*
- Michael Deering\*
- Alice Del Bosco
- Steve Fulgoni
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- Alex McKay
- Mitch Pally\*
- Paul Rabinovitch
- William Reeves
- Rob Ripp
- Lynn Ruvolo
- David Taylor
- John Turner\*
- Michael White\*
- Michele Zuflacht\*



Supervisor Lupinacci with EOSPA, 2018

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## INTRODUCTION

On November 3, 1998 Town of Huntington voters approved the establishment of the Environmental Open Space and Park Fund by an overwhelming 72% margin. The first tax funds allocated to the program were available for use in spring of 1999. The initiative was a 10-year \$15 million program, generating \$1.5 million per year (\$1 million for open space acquisition and \$0.5 million for park improvements). Huntington voters approved a second \$30 million 10-year initiative in 2003 (\$20 million for open space acquisition, \$7 million for park improvements and \$3 million for neighborhood enhancements). Voters approved a third program in November 2008, essentially extending the funding stream of the 1998 referendum. It splits funding into four categories (\$5 million for open space acquisition, \$5 million for park improvements, \$4 million for neighborhood enhancements, and \$1 million for green/energy efficient projects).

The Town Board-appointed, volunteer, Environmental Open Space and Park Fund Advisory (EOSPA) Committee administers the program that is detailed in Section 21 of the Town Code. Criteria for open space acquisitions and park improvements developed by the EOSPA Committee from September to October 1998 and adopted by the Town Board are used to determine priority projects for recommendation. Criteria for neighborhood enhancements and for green projects were adopted by the Town as those funding streams were approved in later referenda. The Committee reviews projects in the field prior to forwarding any recommendation to the Town Board. Since 2003 the Committee has also overseen expenditure of subdivision park and playground fees held in the Neighborhood Parks Fund. The EOSPA Committee meets monthly and has special Counsel assigned to handle legal transactions related to administration of the program. While the referenda authorize bonding, the Town's program has kept pace with its received funding, operating as a pay-as-you-go program. This has allowed the Town the full benefit of the funds produced, rather than carrying costs related to debt management. It may be the only town environmental open space program on Long Island that is running in this manner.

The following presentation is a status report on the EOSPA Program achievements to date with funding received pursuant to the three separate bond referenda. The programs are considered as one combined program in this report. While this report focuses mainly on EOSPA Program projects, other Town programs and resources have funded other acquisitions and park improvements. This document was written by Margo Myles, Coordinator of Open Space Conservation, and edited by the EOSPA Committee.



Mural on building facade, Wall Street, Huntington

### **SPECIAL EOSPA ACHIEVEMENTS**

The EOSPA Program’s success is due to the leadership of the Town Board in proposing it and moving it forward, the town residents who supported all three referenda by overwhelming majority vote, the Town department staff members who implemented the funded projects, and EOSPA Committee members’ dedicated work over 18 years. The Committee would like to highlight key program achievements.

#### *LEVERAGING*

Other sources expanded the reach of the EOSPA Program through capital program support, grants, private donations, and in-kind contributions; however, it is clearer to state it the other way around – ***EOSPA funding allowed more to happen for Huntington.*** Sharing of resources will be essential to carry successes forward in the future considering ongoing constraints.

#### *PARTNERSHIPS*

All components of the EOSPA Program have been enriched by partnerships – the participation of other governmental agencies, non-profit, community and civic organizations, businesses, and individual volunteers.

#### *RECREATIONAL ACCESS*

Huntington’s physical park inventory grew considerably since the EOSPA Program began. There are now parks within a quarter-mile walk of most residents. Accessibility to parkland was enhanced and key facilities were created and upgraded, including those along the waterfront.

#### *PROGRAM OPPORTUNITIES*

As the park system expanded, new program offerings followed. There are now sports camps (e.g., ramp camp), athletic league opportunities (football, lacrosse), and environmental centers in Huntington parks that did not exist before with programs filled to capacity.

#### *TOWN FIRSTS*

EOSPA support enabled many “firsts” to be accomplished, especially in the parks realm. Among these were the first fitness trails and par courses (grouped outdoor exercise equipment), synthetic multi-use fields, skate parks, playground safety surfacing, accessible paved perimeter walkways, and a universally-accessible Boundless Playground.

#### *FOR THE AGES*

Over time a community’s needs and interests evolve. Everyone benefits when those challenges are met by providing attractive and accessible streetscapes, by allowing more passive and diverse active recreational pursuits, and by increasing energy efficiency of facilities. The EOSPA Program has helped to provide new resources that span the age spectrum of potential users.

#### *OPTIMAL GREEN INFRASTRUCTURE*

The intrinsic value of acres protected extends well beyond recreational use and wildlife habitat protection. Residents can appreciate that these lands are working hard for them – recharging storm water, capturing greenhouse gases, releasing oxygen, filtering air and water – while they enhance quality of life.

## EXECUTIVE SUMMARY

The following is a summary of EOSPA progress on land acquisition, park improvements, neighborhood enhancements, green projects, and recommendations for the future.

### *LAND ACQUISITION*

- Over 1100 acres were protected in the Town of Huntington since the inception of the EOSPA Program (1998-2018) through a concerted effort to make open space preservation an integrated planning priority by using acquisition funds, available and expanded conservation tools, and including the actions of other governmental and non-profit organizations.
- Lands totaling 313.4 acres were purchased for natural area and farmland preservation, active community recreation, and historic resource conservation with support from the EOSPA Program. Several projects involved multiple acquisitions.
- 86% of the funding received for land acquisition from the 1998, 2003 and 2008 EOSPA Referenda was committed for the purchase of interests in land.
- Completed Acquisitions
  - Forty-three (43) acquisitions were completed at a direct cost of \$26,583,104 to the EOSPA Program.
  - Eleven (11) of the completed acquisitions were made possible by partnering agency support, specifically \$25,666,339 in Suffolk County funding and on two projects, \$2,200,000 in private land trust assistance from the North Shore Land Alliance.
  - Thirteen (13) new passive parks and preserves were acquired.
  - Fourteen (14) acquisitions provided new venues for active recreation, including a new community garden.
  - Twenty-four (24) acquisitions expanded existing parkland holdings, split evenly between active and passive parks.
  - Nineteen (19) new parks were added to the Town inventory.
- Negotiated and Pending Acquisitions
  - Five (5) sites involving 25.07 acres were the subject of public hearings and are being considered for Town purchase; four of these projects involving 24.8 acres have contracts authorized totaling \$3,940,220.
- Suffolk County open space funding has been essential to the success of the Town EOSPA Program.
  - To date on average, every dollar of Town acquisition money spent has been matched by County funds.

### *PARK IMPROVEMENTS*

- Park improvement funding is the EOSPA project type most in demand.
- A majority of the park improvement projects were completed under budget with funding returned for future allocation.
- 93% of funding received for park improvements was committed.
- Of the EOSPA funding categories, park improvement funding has been leveraged most with additional support, mainly from the Neighborhood Park Program (subdivision fees), but also from the Town capital program, outside grants, and special donations.
- The Town Board has authorized park improvement funding for 73 parks, including, but not limited to support for the following projects (not all completed and several of which were supplemented with funding from outside sources):
  - development of eight new parks [Grist Mill, Heron, Coral, Middle Earth, Breezy, Knolls, and Sweet Hollow Parks], including ongoing work toward one [Erb Farm Park], four of which were also acquired through the EOSPA Program;

- renovation/improvements to existing Little League, softball and soccer fields;
- installation of new playgrounds and/or playsets and specialized playground equipment at 31 parks;
- addition of one new Little League field, four new tee-ball fields, and two new soccer fields;
- creation of new multi-use regulation-size synthetic (soccer/lacrosse/football) turf athletic fields (5) at three parks;
- full rehabilitation of four existing parks; new restroom buildings in five parks;
- rinks for roller blade/hockey and multi-use play [former ice areas] at three parks;
- replacement basketball courts at two parks; new half-basketball courts at three parks, new regulation basketball court at one park, and three new tennis courts at two parks;
- picnic tables and/or grills at 17 parks;
- sets of bleachers and concrete pads for 29 parks;
- restoration and/or repair of 3 historic park structures for environmental program use;
- jox/batter boxes at Little League/baseball fields in 11 parks and lighting pole pads for 3 parks;
- new interpretive signs, kiosks and wayside exhibits at 9 beaches and parks and 33 trails;
- fitness/cardio equipment at two parks and trails at eight parks;
- acrylic restroom floors for 23 parks, including beaches and marinas;
- concrete attendant booths at five beaches and kayak racks at seven beaches;
- enhanced handicapped accessibility improvements to restrooms at 14 parks, for beach wheelchair, swimming pool lift, and accessible swings at two parks;
- landscaping at 11 parks; cart barns at 2 golf courses, 6 new bocce courts, a fish ladder; 2 skate parks, a spray park, and planting of approximately 1,000 trees (mostly in Town parks, some as neighborhood enhancements).



**Greenlawn Skatepark,  
Greenlawn**

*NEIGHBORHOOD ENHANCEMENTS*

- 92% of the funding received for neighborhood enhancements has been committed.
- Thirty-eight (38) projects received neighborhood enhancement funding, such as streetscape improvements and lighting, walkways to enhance safety, landscaping, façade enhancements, community and rain gardens, play area, public art/murals, and structural renewal.
- Twenty-two (22) of the projects were supported with additional outside funding, including grants and special support.

*GREEN PROJECTS*

- 28% of the funding received for green energy projects has been committed.
- Nine (9) projects at eighteen (17) facilities received green project funding and were also supported by state grants and LIPA rebates.
- One project will result in evaluation of all Town facilities.

**FUTURE PROGRAM**

Based on the EOSPA Committee’s past experience in evaluating properties, identifying protection priorities, and confronting the present market conditions of changing real estate costs and limited opportunities due to competition:

- There will be a demand for specialized funding to continue work to secure desirable properties; to enhance municipal parkland and to accomplish major recreational goals and meet changing trends; to enable aesthetic and design improvements in the public realm through neighborhood enhancements; and to increase energy efficiencies at Town facilities.
- The continued commitment of local funding will allow the Town to leverage additional opportunities with other governmental support.
- Additional initiatives need to be explored to avail additional funds for open space, park improvements, neighborhood enhancements, and sustainable “green”/energy efficient projects.
- Partnerships will be crucial for future progress.



**Manor Road Farm,  
Huntington**

First EOSPA Acquisition:  
Expanding a 125-acre park assemblage and saving historic property, Non-profit programs site - Starflower Experiences [starflowerexperiences.org/](http://starflowerexperiences.org/)



**Veterans Parks Complex  
Planning, East Northport**

First Town-County Acquisition:  
Park planned with community, Town built and manages park



**Fuchs Pond Preserve  
Northport**

First Triple Partnership:  
Town-County acquisition, Non-profit programs site - Cornell Cooperative Extension [ccesuffolk.org/sea-stars-marine-camp/](http://ccesuffolk.org/sea-stars-marine-camp/)



**Lewis-Oliver Dairy  
Village of Northport**

First Quadruple Partnership:  
Town-County acquisition, Village maintenance support, Non-profit operates site - Friends of the Farm [lewisoliverfarm.org/](http://lewisoliverfarm.org/)

## **Land Acquisition Leads To Parkland**

# **Jazzing up Coltrane's home**

# **An Apple A Day For Years To Come**

*Business will continue after Town, County  
buy development rights to Richter's Orchard*

## **Preserving Huntington's Landscape**

*A Small Park Saved,  
But a Big Victory Won*

# **Protecting Pristine Land**

# **Long live Lewis Oliver farm**

# **Cabin a treasure in latest town land buy**

# **Preserving A Legacy**

# **Purchase Land, Preserve History**

## LAND ACQUISITION - \$35,000,000 PROGRAM

### *Acquisition Procedures*

There are several safeguards in place to assure that the highest degree of integrity is maintained in the Town EOSPA Program. The EOSPA Committee is comprised of members who represent community, environmental, and business interests. Town Code defines the role of the Committee and specifies that EOSPA funds can only be expended on specific authorization of the Town Board, based on the recommendations of the advisory committee. To avoid any potential for conflicts, the Committee adheres to the following established procedures in review of potential acquisition sites:

1. A site is nominated or the Committee identifies a site that is potentially important to the Town protected lands inventory.
2. Field review is conducted to evaluate the site in relation to Town Board adopted criteria.
3. The full EOSPA Committee discusses the site and determines whether the site has sufficient merit to warrant landowner contact.
4. If the Committee recommends the site or wishes to learn the owner or contract vendee's interest, the EOSPA Counsel sends a letter to determine if there is a potentially willing seller.
5. If the letter is returned with an affirmative response that the owner is willing, a recommendation is forwarded to the Town Board.
6. If the Town Board concurs with the EOSPA recommendation, an "acquisition steps" resolution follows that incorporates a State Environmental Quality Review Act (SEQRA) review, schedules a public hearing per §247 of NY General Municipal Law and authorizes a certified independent appraisal to be secured.
7. The submitted appraisal is reviewed in-house and the EOSPA Counsel initiates negotiation with the landowner. If a tentative offer is deemed satisfactory to the owner, the EOSPA Committee will recommend the purchase to the Town Board.
8. If the Town Board concurs, a resolution follows that completes any necessary SEQRA review (if a determination of significance was not already issued), authorizes the Supervisor to enter into a contract of sale, and appropriates funding necessary for the purchase and closing requirements (survey, title search, etc.).

If an EOSPA-recommended, Town Board-supported acquisition is a joint project with Suffolk County, strict County procedures are also followed and other commitments (e.g., management agreements) and resolutions may be necessary.

### *Nomination Process*

Any individual or organization may nominate a property for consideration by the EOSPA Committee. The Committee has a simple nomination form that is available on the Town website and on request (phone 631/351-3398). The submission of a nomination form initiates field review by the Natural Resources Subcommittee. The EOSPA Committee has received numerous nomination forms to date, including several made by property owners. The EOSPA Committee has reviewed over 200 sites including those nominated by individuals and organizations, properties included in the 1998 OASIS Study prepared by the Town Department of Planning and Environment (which formed the basis for the 1998 EOSPA referendum), and ones identified by the Committee members.

### *Willing Sellers*

The Town EOSPA Program is based on fair market negotiation with **willing sellers only**. Following review of potential projects in the field, evaluation using EOSPA criteria, and full Committee discussion, a vote is taken to determine whether a letter should be sent to the

landowner(s) to determine willingness to consider selling the property to the Town. If a majority of the EOSPA Committee members vote to determine the owner(s)' willingness to sell, the EOSPA Counsel sends a standard letter in response.

*EOSPA-Recommended Sites*

Only upon receipt of a written indication of willingness to sell to the Town will the EOSPA Committee forward a recommendation for acquisition to the Town Board. The EOSPA Committee forwarded its first round report to the Town Board in August 1999. The report carried recommendations for an initial slate of 24 potential acquisition projects, divided into the four geographic quadrants of the Town. Subsequently, the EOSPA Committee has forwarded recommendations for protection/purchase for many additional projects to the Town Board. The Town's active protection priorities are those sites that have been supported by the Town Board or recommended to or by the County for consideration, which have not been acquired or developed to date.

*Town Board-Supported Acquisitions*

Once potential projects are recommended to the Town Board, the Town Board has to authorize acquisition steps to initiate the process. The acquisition of property can be a very simple and relatively quick process, if there are no other agencies or contingencies involved, or it can be protracted. The Town has cooperated with Suffolk County as a partner in several acquisitions. The extensive internal review of the County acquisition programs prompted by a media investigation of the County and the subsequent procedures adopted by the County Legislature have had a time impact on certain of these shared projects, as has the competition for development and the significant values accorded in the present real estate market. The Town is competing at all times with other interests for the sites that it seeks to protect for public benefit. Clearly, the instances where the Town has met with success can all be attributed to the owner(s)' or contract vendee's interest in the land being protected and made available for public use. Acquisitions have been completed in several areas (East Northport, Elwood, Huntington Station and Huntington) identified as underserved for parkland in the 1993 Town Comprehensive Plan (in effect until 2008), as well as objectives contained in the Horizons 2020 Comprehensive Plan. Many acquisitions were mapped on the Town of Huntington Open Space Index adopted by the Town Board in 1974. The Index identified important unprotected sites in the town that warranted Conservation Board review.



**Grist Mill Park  
Centerport**



**Heckscher Park  
Huntington**



**Coral Park  
Huntington**



**Hobart Beach,  
Eatons Neck**

**Completed Acquisitions**

The Town has completed 43 projects to date under the EOSPA Program resulting in 313.4 acres protected at a Town cost of \$26,583,104 (identified in the table below). Nineteen distinct new parks were added to the Town inventory and twenty-four projects resulted in expansion of existing assemblages (i.e., they adjoin existing protected open space). The Town has leveraged its EOSPA funding well with Suffolk County open space program funding, resulting in the protection of land that closed at a total of \$54,449,443. Eleven of the 43 projects completed were partnership projects with Suffolk County; two were with The North Shore Land Alliance, Inc. To date on average every dollar of Town acquisition money spent has been matched by one dollar in County funds. While the County has made significant contributions to land acquisition in Huntington, particularly on the Benjamin project, the Town is responsible for improvement and management of the property, in part for active recreational use. Incidental costs related to acquisitions (e.g., surveys, title insurance, closing costs) are not included in these reported figures. Projects completed reflect an urgency and willingness on the part of property owners and community support. **No projects have required bonding to date.** CDP identifies the Census Designated Place of the acquisitions below.

Project (Acquisition Name / Park Name)	Location (CDP)	Size (Acres)	EOSPA Funds	Total Cost of Purchase	Purchaser/ Grantee	
<b>Completed Acquisitions (Closing Year)</b>						
1	Manor Road Farm (1999)	Elwood	5.1	\$ 525,000	\$ 525,000	TOH
2	Benjamin Property/Knolls Park (2000) [* \$500,000 Environmental Capital Reserve funding was also used.]	East Northport	82.5	\$1,000,000	\$ 8,000,000	TOH and SC
3	West Rogues Wetlands (2001)*	West Hills	6.4	\$ 320,000	\$ 320,000	TOH
4	Baumgarth/Fleets Cove Rd. Wetland (2001, Donation)	Huntington	0.1	0	0	TOH
5	Ezra Carll Homestead (2002)	So. Huntington	0.4	\$ 350,000	\$ 350,000	TOH
6	Hilaire Woods (2002)*	Huntington	8.0	\$ 762,500	\$ 1,525,000	TOH and SC
7	Hilaire Woods Additions (2003)*	Huntington	0.8	\$ 350,000	\$ 700,000	TOH and SC
8	Gittelman Ponds (conservation easement; 2003)*	West Hills	2.0	\$ 300,000	\$ 300,000	TOH
9	Fuchs Pond Property (2003)*	Fort Salonga	20.7	\$1,000,000	\$ 3,784,000	TOH and SC
10	Schwiebert/B & D Farm (2004)*	Elwood	4.4	\$700,000	\$700,000	TOH
11	Rambusch/Grace Preserve Addition (2004)*	Greenlawn	4.6	\$700,000	\$700,000	TOH
12	Camelot/Paumanok Wetlands Preserve (2004)*	West Hills	10.2	\$800,000	\$3,600,000	TOH and SC
13	BDG Commack (2005)	Commack	5.4	0	\$1,800,000	SC (TOH builds pk)
14	Hilaire Woods Addition/Gottsegen (2005)	Huntington	1.0	\$325,000	\$325,000	TOH
15	Christian City Church/Elwood-Greenlawn Woods (2005)*	Elwood	10.2	\$672,562	\$1,345,125	TOH and SC
16	Ashley Builders/John Coltrane Park (2005)	Dix Hills	3.3	\$975,000	\$975,000	TOH
17	Engel Burman/Cold Spring Hbr. Watershed (2005)*	West Hills	10.4	\$990,352	\$1,980,705	TOH and SC
18	Hobart Beach Addition (2005)*	Eatons Neck	20.9	\$20,378	\$20,378	TOH
19	Mohlenhoff Property/Breezy Park (2006)*	West Hills	10.2	\$2,055,562	\$4,111,125	TOH and SC
20	Erb Property Strathmore Park Addition (2006)	Dix Hills	0.4	\$16,000	\$16,000	TOH

Project (Acquisition Name / Park Name)	Location (CDP)	Size (Acres)	EOSPA Funds	Total Cost of Purchase	Purchaser/ Grantee
21 Crystal Pond Homes/Gateway Park (2006)	Huntington Sta.	0.7	\$880,000	\$880,000	TOH
22 County Transfer/Gateway Park Addition (2006)	Huntington Sta.	0.12	\$7,000	\$7,000	TOH
23 Northport Rails-to-Trails/MTA (2007)	East Northport	4.4	0	0	TOH
24 Lewis-Oliver Dairy (2007)	Vill. of Npt.	1.9	\$816,000	\$1,632,000	TOH & SC
25 Northport Rails-to-Trails/NYSDOT (2008)	East Northport	4.0	0	0	TOH
26 Veterans Park Addition,/Npt.-E. Npt. UFSD (2008)	East Northport	0.7	\$10	\$10	TOH
27 Amsler/Richter's Orchard (developmt. rights; 2009) *	Fort Salonga	16.4	\$2,635,360	\$5,270,720	TOH & SC
28 Doxey/Gateway Park Addition (2010)	Huntington Sta.	0.11	\$75,000	\$75,000	TOH
29 Mustazza/A. Walker Park Addition (2010)	Huntington Sta.	0.75	\$260,000	\$260,000	TOH
30 Marcinka/Gateway Pk Addn (2010)	Huntington Sta.	0.10	\$70,000	\$70,000	TOH
31 Schad-Dubner/Otsego Pk Addn (2010)	Dix Hills	3.0	0	0	TOH
32 Roberg/Davis Brickmaker Preserve (2013) *	Fort Salonga	1.0	\$350,000	\$350,000	TOH
33 Meyers Farm/Sweet Hollow Park (2013) *	Melville	8.1	\$1,325,000	\$1,325,000	TOH
34 Carpenter Farm (2013) *	Huntington	12.4	\$2,683,630	\$2,683,630	TOH
35 Erb Property (2013)	Dix Hills	5.0	\$1,500,000	\$1,500,000	TOH
36 Merksamer/Gateway Park Addition (2013)	Huntington Sta.	1.0	\$270,000	\$270,000	TOH
37 Kiruv/Park Avenue Dairy (2013) *	Huntington	4.8	\$585,000	\$585,000	TOH
38 Williams Property/Wawapek (2015) *	Cold Spring Hbr.	27.18	\$1,500,000	\$6,000,000	TOH,SC&NSLA
39 Phragmites Pk. Addition/Greenlawn Water Dist.(2015)	Centerport	0.34	\$6,250	\$6,250	TOH
40 Tanenbaum Property/Surrey Ridge Park (2016) *	Fort Salonga	3.7	\$897,500	\$897,500	TOH
41 Wawapek Addition (TOH conserve. easement, 2016) *	Cold Spring Hbr.	3.0	\$700,000	\$1,400,000	TOH & NSLA
42 NYSDOT Transfer/Gateway Park Addition (2018)	Huntington Sta.	0.3	0	0	TOH
43 Kruse Property/Surrey Ridge Park (2018) *	Fort Salonga	7.4	\$160,000	\$160,000	TOH
<b>Total Completed Acquisitions</b>		<b>313.4</b>	<b>\$26,583,104</b>	<b>\$54,449,443</b>	

\* = Site listed on Town of Huntington Open Space Index

Acknowledgments

The EOSPA Committee recognizes the desire, cooperation, and patience of key individuals and corporate interests that allowed their property to become a part of the Town protected lands inventory through the EOSPA Program:

- Harriet Becker for Manor Farm Park
- Benjamin Development Company for Knolls Park
- J & M Funding & Realty, Inc. for West Rogues Wetlands Preserve
- Dominick Drwal in memory of Katharine Aaron for Ezra Carl Homestead
- Blaise Baumgarth for Fleets Cove Wetland
- Walter and Karen Morris for Hilaire Woods Park

- Steve Gittelman for Gittelman Ponds Preserve
- Sophie and Bertrand Fuchs for Fuchs Pond Preserve
- Donald and Barbara Schwiebert for Bright Horizons Park
- Catha and Viggo Rambusch for the Grace Stroll Garden
- Camelot Village at Huntington, Inc/Suffolk County Industrial Development Agency for Paumanok Wetland Preserve
- Blumenfeld Development Corporation for BDG Park
- Peter Gottsegen for Hilaire Woods Park
- Christian City Church for Elwood-Greenlawn Woods
- Bruce Acker and Ashok Agrawal, Ashley Builders for John Coltrane Park
- Engel Burman Senior Housing for Hawk Valley Preserve
- County of Suffolk for Hobart Beach and Gateway Park Additions
- The Mohlenhoff Family for the Mohlenhoff Property/Breezy Park
- William Sloan and the Erb Family heirs, Estate of William Erb, for the Strathmore Park Addition
- Stanley Weissberg and Peter Morris, Crystal Pond Realty, for Gateway Park
- The MTA Board and NYSDOT Commissioner and Regional staff for Northport Rails-to-Trails Park
- Northport-East Northport Board of Education, Superintendent and District voters for Veterans Park Addition
- Evelyn, Andy, Louis and Donald Amsler for Richter's Orchard farmland development rights
- Catherine Ann Doxey for Gateway Park Addition
- Doris Marcinka for Gateway Park Addition
- Gus Schad and Stephen Dubner for Otsego Park Addition
- Bruce Roberg for Davis Brickmaker Preserve
- Bochasanwasi Shree Akshar Purushottam (BAPS) for Meyers Farm / Sweet Hollow Park
- Bunny Hoest and the Estate of Walter T. Carpenter for Carpenter Farm
- Sadhu Vaswami Center for Erb Property
- Jay and Martin Merksamer, Howard, Morton and Steven Teich for Merksamer Property / Gateway Park Addition
- Jay Vidars and Yoel Adelman for Kiruv / Park Avenue Dairy
- Priscilla Paige Williams Dwyer for the Williams Property / Wawapek
- Board of Commissioners Greenlawn Water District for Phragmites Park Addition
- Evan Tanenbaum and Benjamin Khalouian for Tanenbaum Property / Surrey Ridge Park
- The North Shore Land Alliance, Inc. for Wawapek Addition (conservation easement)
- State of New York/NYSDOT for Gateway Park Addition
- Estate of Raymond Kruse and James DeSocio for Kruse Property / Surrey Ridge Park



**Very special thanks** are offered to the County Executives, County Legislators, County Directors of Economic Development, Planning, Real Estate, Environment and Energy and supporting County staff that have assisted the Town's open space conservation efforts.

### Impending Development Projects

Of the forty-three (43) acquisition projects completed to date, seventeen (17) have removed pending development threat from applications for land use changes. One of the projects was pending rezoning, eleven were pending subdivisions, two were pending site plans, two were pending before the Zoning Board of Appeals, and one was pending a building permit. The acquisition of just these seventeen sites is equivalent to approximately 157 residential lots (at existing zoning), a 122-bed congregate care facility, and a 60,000 square-foot religious building. While the other lands that were acquired were not pending any specific review, they all had development potential. Cost of community service studies across the country have shown that open lands have a proportionately lower tax receipts to expenditure ratio in dollars than commercial, industrial and residential uses. New residential uses create the greatest demand for municipal services and cost more to serve (expenditures) than the tax funding they generate. Other studies have shown that parks enhance surrounding land values, invigorate neighborhoods, and provide green infrastructure services. Thus, the Town's open space acquisitions should be viewed as community assets that will attract further investment and provide ongoing community benefits.

### ***Purpose and Status of Acquired Properties***

**See Map on Page 32**

#### *Manor Road Farm [Manor Farm Park]—historic, trails/ access, park assemblage expansion, education*

Manor Farm, located at 210 Manor Road in Huntington, was the Town's first EOSPA acquisition, acquired to serve as a trailhead to link the adjoining 20-acre Town Manor Road Park and 100-acre County Berkley Jackson Nature Preserve, which previously had no formalized access areas, and to enable educational use thereof. Ownership of Manor Farm assures an opportunity to interpret local agricultural heritage, to promote adaptive reuse and appreciation of historic structures, and to restore and manage portions of the site to enhance habitat. Until July 2000 Manor Farm was in use as an animal farm. The functional collection of farm buildings and facilities (e.g., house, barns, carriage house, corn cribs, summer kitchen, wells), several of which are of nineteenth century vintage, was carefully documented in a Historic Structures and Condition Survey prepared by the Huntington Historic Preservation Commission. Several non-historic buildings were removed from the site. The Town restored the Manor Farm residence to a period circa 1860, under the oversight of an expert team, comprised of a consultant (Historic Construction Services, Inc.), the Historic Preservation Commission and Town Historian. Work was funded through the EOSPA Program and a public dedication ceremony by the Town Board was held on May 15, 2008. Starflower Experiences, Inc., is a full-time tenant under license agreement to provide environmental education programs and to aid site security at the farm.

#### *Benjamin Property [Knolls Park]—natural resources; trails/ access; recreation; park assemblage expansion; groundwater; reclamation*

The Benjamin acquisition, which is adjacent to Veterans Park on Bellerose Avenue in East Northport, was the first western Suffolk property acquired under the County Greenways/ Active Recreation Program and the largest site protected with EOSPA funds. Now known locally as Knolls Park, the project was enabled by a combination of funds from three County programs (Drinking Water Protection, Land Preservation Partnership and Greenways) and two Town programs (EOSPA and Parks and Recreation/ Environmental Capital Improvements Reserve Fund). Acquisition of the rolling woodlands of the 82-acre Benjamin property was predicated on a Town Board commitment to develop a 20-acre component of the site for active recreation.

A six-month site clean-up undertaken by the former owner as a condition of acquisition, under the supervision of the Suffolk County Department of Health Services, resulted in site certification in June 2001, removing a long-standing community perception about the quality of the former federal property. The Town Board-appointed Veterans Parks Citizens Advisory Committee presented a unified program for management and improvement of the four-park complex as a whole in a draft master plan (available on the Town website) that drove plans for new park facilities forward. A Security Task Force of cooperating local and regional agencies was convened and resulted in a series of recommendations to strengthen security efforts. The Town Board funded the conversion of the existing storage building into a shared agency security substation. The Town Board authorized a contract with a professional firm to design and guide planned park improvements with substantial community input and review by the Suffolk County Department of Parks, Recreation and Conservation. In 2006 the County Park Trustees approved a revised concept plan that included two new regulation-sized synthetic turf fields, two tee ball fields, four Little League fields, a Boundless Playground, concrete skatepark, parking areas, and a restroom/ maintenance building. In 2008 upon County management agreement approval, site work necessary to prepare the new Veterans Sports Park on the active recreation portion of the property was initiated. The synthetic fields, building and parking were opened for use in June 2009. The Boundless Playground and concrete skatepark were officially dedicated in September 2010.

*West Rogues Wetlands [West Rogues Wetlands Park-Preserve]—natural resources, wetlands, watershed, wellhead protection*

West Rogues Wetlands, on West Rogues Path in West Hills, is a watershed protection site that contains a streambed corridor that drains northward toward Cold Spring Harbor. The lower plateau of the site is dominated by state-regulated freshwater wetlands. Protection of the parcel and its dedication as park-preserve ensures that it will be managed for the benefit of on-site natural resources (flora and fauna) and will continue to provide wellhead protection to the adjoining public supply wells of the South Huntington Water District. The parcel lies at the boundary of the West Hills-Melville Special Groundwater Protection Area. The acquisition was Town-funded and adjoins a historic cemetery.

*Baumgarth [Fleets Cove Road Wetlands]—natural resources, wetlands, watershed; protected open space expansion*

The Baumgarth parcel, located at 28 Fleets Cove Road, Huntington, was the first property donated to the Town for open space purposes under the EOSPA Program. The only cost to the Town was minimal and related to closing expenditures. The parcel contains state-regulated freshwater wetlands and adjoins property protected by a covenant and restriction for conservation purposes, thus expanding a protected open space. This new passive parkland is within the contributing watershed to two ponds to the north along Fleets Cove Road, one directly contiguous, and to Fleets Cove Beach and Centerport Harbor.

*Ezra Carll Homestead [Ezra Carll Homestead Historic Park]—historic, education/ interpretation*

While small in size, purchase of the 0.4-acre Ezra Carll Homestead at 49 Melville Road in Huntington Station protected an invaluable historic resource. Listed on the National Register of Historic Places, the house was built circa 1680 and 1740. The site contains features that are unique in the Town of Huntington; original doors from the dwelling are in the Smithsonian Museum in Washington, DC. The intent of the acquisition was to allow the property to be used as a historic park for educational purposes. The Town's purchase of the site was followed by establishment of a historic trust to enable perpetual management of the significant structure and its interpretation to the public. The site has been dedicated to the memory of Katherine A. Aaron.

*Hilaire Woods [Hilaire Woods Park]/Hilaire Additions/ Gottsegen /Kiruv—natural resources, trails/access, historic, protected open space expansion*

The initial Hilaire Woods was acquired as a 50-50 partnership with the County. The site contains established sloped woodland of local ecological value. The woodland is clearly visible from a heavily traveled roadway, Park Avenue, and serves as a scenic backdrop for the historic homes that frame it, preserving the appearance of a historical district and preventing slope destabilization above historic sites. The property contains well-established footpaths that indicate regular community recreation use. The Planning Board was considering a 12-lot subdivision of the site when it was nominated for EOSPA consideration. Hilaire Woods, at the terminus of Hilaire Drive, serves as a cornerstone to the planned Huntington Heritage Trail, a three-mile route that incorporates (in order to interpret) resources of natural and historic value. Conservation of Hilaire Woods is likely to result in expanded protected open space acreage to provide a linked green space network to the Village Green. Four additional tax lots that already had received building permits were purchased, also as a joint County-Town acquisition, to extend and improve access to Hilaire Woods Park from Hilaire Drive. Another parcel (Gottsegen) was acquired by the Town to preserve freshwater wetland area, slope forest and continue the trail westward. The Town acquired more land from the Kiruv Capital Corp. to the north to secure the trail corridor (noted later).

*Gittelman Ponds [Gittelman Ponds Park-Preserve]—wetlands, protected open space expansion*

Gittelman Ponds, located at 189 Sweet Hollow Road in Huntington, is the first site under the EOSPA Program to be protected by a less than fee interest, the purchase of development rights and a conservation easement. The acquisition was also considered a bargain sale that afforded certain tax advantage to the owner; thus, the Town secured its interest in the land at a cost that is below appraised value. Prior to the Town opening a dialogue regarding conservation of the site, the property owner had received a freshwater wetlands permit from the NYSDEC to construct a new home on the property. The scenic view of the two ponds from historic Sweet Hollow Road has been preserved. The site adjoins another 21 acres that are protected by a conservation easement that inures to Suffolk County. It is believed that the nationally renowned Olmstead Brothers landscape architecture firm designed the properties in association with one another. While a site that is subject of a conservation easement typically remains private property, visitation rights by educational and scientific groups have been granted and future management terms have been defined. Though private land, it has been designated a park-preserve pursuant to Town Code.



**Manor Farm Park  
Huntington**



**Grace Nature Preserve  
Centerport**



**Heritage Park,  
Huntington**



**Gittelman Ponds  
West Hills**

*Fuchs Property [Fuchs Pond Preserve]—natural resources, trails/access, wetlands, protected open space expansion, nature center*

The 20.7-acre Fuchs Pond property, located at 21 Norwood Road in Northport, was a Town preservation goal for over 30 years. It lies within the West Watershed of Crab Meadow, an identified priority of the New York State Open Space Plan prior to its purchase. Acquisition of this site with Suffolk County enables the creation of a nature center that will be surrounded by 680 acres of protected open space, encompassing nearly every habitat type existing in the Town of Huntington. The property was acquired in three distinct parcels—3.68 acres containing steep woodland and the upper plateau with the assemblage of circa 1927 estate buildings (manor house, garage, cottage/barn) in Town ownership and two pieces in County ownership that flank the Town holding totaling 17.08 acres and containing a five-acre spring-fed freshwater pond, low red maple swamp and highlands. The freshwater system at the Fuchs Pond Preserve drains into and is immediately contiguous to the Town's Jerome Ambro Memorial Wetlands Preserve, tributary to Long Island Sound. Proposals for future educational site use were solicited and the Town Board authorized a license agreement with Cornell Cooperative Extension of Suffolk County to provide specialized programs on-site. Over 300 youngsters participate in the Marine Stars summer camp each year, gaining awareness, understanding and appreciation for their environment. In 2012 the Town Board designated the main structure as the Cranberry Hill Environmental Center.

*Schwiebert/B & D Farm [Bright Star Park]—active recreation accessibility, protected open space expansion*

The Schwiebert property, located at 319 Cuba Hill Road in Elwood, was the third EOSPA project where the owner approached the Town with an interest in securing their property as parkland (following the nominations of Manor Farm Park and the Fuchs Pond Preserve). Its location, contiguous to Elwood Park, made it important as a future active use site. Town staff recognized its potential to serve the recreational needs of the developmentally disabled through camp programs as well. The preliminary “whole access” recreational concept plan for the property was to construct the Town's first Miracle field (a hard surface baseball field), soccer field, volleyball and basketball courts, playground, picnic area, restrooms and special program building. The Town Board accepted donated services from the Elwood Veterans of Foreign Wars (VFW) to rehabilitate the existing house into a handicapped-accessible community meeting building. The building is used by the Elwood VFW for their meetings and will serve other future recreational uses on the site.

*Rambusch/Grace Preserve Addition [Grace Stroll Garden]—historic, protected open space expansion*

Described by most that visit it as magical, the Rambusch property, located at 25 Arbutus Road in Greenlawn, is perched high above Northport Harbor and reveals a panoramic view to the water below during the winter months from the porch of a 100+ year old log cabin. It contains unusual moss-covered pathways that were designed in a Japanese tradition to curve through the mountain laurel that lines the edges beneath majestic oaks. The trails link to others in the adjoining Grace Nature Preserve. The acquisition was made possible through the patience and concern of the owners, who were already in contract to sell the land for development before they heard about the EOSPA Program. An application for site development was already pending before the Zoning Board of Appeals, but the owner was able to convince the prospective purchaser of the over-riding benefits of a sale to the Town. Following the acquisition, the prior owner, Catha Grace Rambusch, contracted a historic landscape plan and wrote a detailed history as a gift to the Town to support the site's future interpretation and appreciation. A trail runs through the preserve and connects the parcel to Route 25A just east of the historic Suydam House.

*Camelot Property /Paumanok Wetlands Preserve]—wetlands, education/interpretation, accessibility, protected open space expansion*

While many EOSPA projects resulted in saving land from imminent development, the Paumanok Wetlands Preserve located on Jericho Turnpike in West Hills evolved from a Zoning Board of Appeals approval for the 122-bed Camelot Village Congregate Care facility. The

Friends of the Paumanok Bioenclave, an organization of concerned community members that brought this project to the attention of the EOSPA Committee, sought its conservation by all available means. Project development would have resulted in placement of a roadway through a freshwater wetlands system and a sewage treatment plant directly uphill. The most involved of the EOSPA transactions to date, the acquisition required dissolution of the assets of a firm that had already received construction financing through the Suffolk County Industrial Agency. The Town and County formed a partnership in which the Town was the lesser partner in a 22-78% split on purchase cost. The lower Town figure was contingent on the Town providing for future stewardship of the site through implementation of an “outdoor classroom” plan for the property. A biological inventory and design plan were completed. A trail has been established. The preserve adjoins Walt Whitman High School from which students, teachers, and administrators supported protection of the site and with which the Town hopes to forge a lasting educational stewardship/partnership.

*BDG Commack—active recreation*

This acquisition was funded by Suffolk County; however, the Town is obligated to develop the park site. Town resources helped to ensure the preservation of the site that consists of the playing field area of the former Marion Carll School. Town staff members were involved in assisting the County with this acquisition from its inception, including support at County legislative committees and meetings, review of pertinent documents, preparation of SEQRA materials and drafting the conceptual plan for park development. The property, located on Jericho Turnpike in Commack, is wholly owned by the County, but will be enhanced by future Town expenditures. The land was acquired by Suffolk County under the Greenways-Active Recreation Program. A concept plan for the site was developed and is being reevaluated. The Town created a berm along the road boundary to prevent illegal dumping/vehicular access until funding is secured to develop the new park.

*Christian City Church [Elwood-Greenlawn Woods]—natural resources, trails/access*

Once part of the planned Northport-Babylon Expressway right-of-way before the State of New York released the land into private ownership, this property was an anomaly in the neighborhood – a long strip 200 feet in width that separated planned subdivisions. The Town and County acquired the land, located on Clay Pitts Road in Greenlawn that had been proposed for use as a new church property. A community advocacy effort to create the Elwood-Greenlawn Woods supported the conservation of the property and its flanking state and privately held properties. Its configuration was ideal to continue its existing community use as a linear park and trail site connecting neighborhoods, serving as a pathway home from school, and a natural exercise track. Following the initial acquisition, Suffolk County added to the assemblage by acquiring five additional parcels, several of which were split from developed residential lots, and rededicating a small County parcel as parkland to continue the trail corridor.

*Acker Property/Ashley Plat [John Coltrane Park]—historic, education/interpretation, trails/access*

John Coltrane is one of the best known, beloved and foremost jazz composers and musicians in the world. His former Huntington home located at 247 Candlewood Path in Dix Hills is now a park, a special project on its way to becoming a venerable shrine to a spectacular talent. Local historian and jazz enthusiast Steve Fulgoni brought a groundswell of support for the acquisition, including such unique talents as Alice and Ravi Coltrane, Savion Glover, and Carlos Santana. Mr. Fulgoni also founded the Friends of the Coltrane House in Dix Hills. While the Planning Board was reviewing a three-lot subdivision for the property, the Town Board designated the home as a Town of Huntington historic landmark ensuring that the place where “A Love Supreme” was composed would continue to stand. The closing resulted in the Town acquiring the property, now known as John Coltrane Park, and the Friends of the Coltrane House in Dix Hills accepting title to the footprint

of the building and all responsibility for restoring and programming the site. The Town retains a reverter option should the non-profit organization not be able to carry out its primary objectives. The property backs up to the LIPA right-of-way, an area identified in the Long Island Non-Motorized Transportation Plan as an idealized future railway. Following its acquisition, it was listed on the New York State and National Register of Historic Places. The National Trust for Historic Preservation designated it as one of the “11 Most Endangered Historic Sites in the United States in 2011” and a “National Treasure” in 2018. It has received acclaim from news and media agencies around the world, including a story on The CBS Morning Show and a recent visit by the BBC for a report on the worldwide BBC website.

*Engel Burman [Hawk Valley Preserve]—watershed conservation, groundwater protection*

The Engel Burman property faces and lies immediately north of the West Rogues Wetlands Preserve, another EOSPA acquisition in the Cold Spring Harbor Watershed. The site lies within the West-Hills Melville Special Groundwater Protection Area. In sharp contrast to the stream corridor across the street, its steep woodlands frame a valley that runs through the site. The property and a contiguous one-acre parcel that had been held by the Town are now known as the Hawk Valley Preserve. The high vantage point atop the slopes and the open ground along the LIRR line make the site a favored location for circling raptors, such as red-tail hawks. The site adjoins 49 acres at White Post Farm protected through Suffolk County’s farmland preservation program (that adjoin the Froehlich Farm Preserve). The land was acquired as a partnership with the County under the Multifaceted/Hamlet Parks Program. It was the first property acquired through the EOSPA Program that had a direct impact on affordable housing in the Town. Wastewater density credits were stripped from the property to be held in trust for allocation at another site for public benefit.

*Mohlenhoff Property [Breezy Park]—active recreation, groundwater protection*

The third acquisition in the Cold Spring Harbor watershed and West Hills-Melville Special Groundwater Protection Area, the former Mohlenhoff property located on the corner of Oakwood Road and West Rogues Path in Huntington, squares off the contiguous protected lands of the Froehlich Farm Preserve. The former nursery property was a highly manipulated landscape containing 23 separate structures (houses, shed, greenhouses, and barns) at the time of closing. Instead of growing plants, the site has become a local showcase for growing athleticism and sportsmanship. It was transformed into an active sports facility boasting two synthetic turf regulation-size soccer/lacrosse fields, one junior turf field, a playground, and naturalized area with pathways, parking areas and amenities (grandstands, walkways). A special partnership with the Cold Spring Harbor-Huntington Soccer Club will assist facility development and ensure the fields are used to their full potential. The site was named Breezy Park at the request of the soccer club as a memorial to young soccer player Brianna Titcomb. The site was acquired as a 50-50 partnership with the County under the Multifaceted/ Hamlet Parks Program. The Town developed, programs, and maintains the sports facility that also contains a perimeter pathway to link with trails in the adjoining Froehlich Farm Preserve.

*Erb Property [Strathmore Park Addition]—trails/ access, protected open space expansion*

This 0.4-acre wooded sliver addition to the Strathmore Park in Dix Hills secures street frontage on Burr’s Lane for the now 50-acre park. The property, located at 146 Burrs Lane in Dix Hills, may support a trailhead entrance at a later date with a pathway to connect to interior trails. The Erb family once owned and farmed over 300 acres, growing mostly potatoes and rhubarb. Their land extended from the area that is now the Long Island Expressway south into the Town of Babylon. They also maintained a thriving peony and cut flower business. Burr’s Lane Elementary School and the existing 50-acre Strathmore Park were once part of the family holdings. Strathmore Park was created through the subdivision process. Most people think of land development and protection as being opposites, but sometimes one allows the other through

clustered development. Forty-nine acres of Strathmore Park were transferred as a result of the Strathmore Hills at Huntington subdivision from Levitt and Sons, Incorporated in 1969. It was a large modified subdivision that yielded a total of 252 residential building lots, most of which were below the R-40 one-acre area standard. The parkland is the common open space area that resulted from clustering pursuant to then Section 277 of Town Law. It is considered to be yielded property and has been held as passive parkland. A small parcel to the north along Burr's Lane was dedicated to the park as the result of subdivision across the street. To the south of Strathmore Park lies the LIPA right-of-way and Ibsen Court Park, a 17.7-acre passive park site also protected through dedications from clustered and conventional subdivisions.

*Crystal Pond Homes/County Transfer/Doxey/Marcinka/NYS DOT [Gateway Park]—hamlet park, revitalization, community garden*

The acquisition of the 0.68-acre Crystal Pond Realty property, located on the southeast corner of New York Avenue and Lowndes Avenue in Huntington Station, allowed the five-lot Farmview Estates preliminary subdivision to be removed from the Planning Board agenda. It is a highly visible property located at the edge of major revitalization efforts and high-density housing in Huntington Station, thus, it was called Gateway Park. Plans drafted for the Huntington Economic Development Corp. originally envisioned an urban-style park with open green, pathways and landscaping at the site. The transfer of a 0.17-acre parcel from Suffolk County and a 0.3-acre parcel from the NYSDOT, as well as the purchase of two additional vacant residential lots has added to the assemblage. The property has morphed into a thriving neighborhood enhancement project as a community garden site. Its development was guided by the Long Island Community Agriculture Network (LICAN) and is now under the dedicated stewardship of Gateway Community Garden Inc. An additional parcel that completed the first phase acquisition goals for Gateway Park is discussed separately below (see Merksamer/Gateway Park Addition).

*Lewis-Oliver Dairy—hamlet park, farmland preservation*

Perhaps the most popular of the EOSPA acquisitions, this much-loved 1.9 acre remnant of the former Lewis-Oliver Dairy farm located at the northeast corner of Oak Street and Burt Avenue in the Village of Northport was embraced by the community long before it was considered for purchase. It is the first property located in an incorporated village that was acquired through the Town program and is the quintessential partnership site. The Town and County acquired the property and the Village of Northport pledged to support maintenance of the site. Friends of the Farm, a non-profit organization incorporated specifically to support the care of the farm animals was already in place and stepped right up to a license agreement with the Town for ongoing day-to-day site management and programming. The site includes a large barn, a small garage, several small sheds, hutches, and animal enclosures. To the delight of children of all ages, animals on the site include goats, sheep, alpacas, turkeys, ducks, geese, chickens, rabbits, and peacocks. Friends of the Farm own and care for all of the animals.

*Northport Rails-to-Trails/MTA Northport Rails-to-Trails/NYS DOT—trails/access, natural resources*

An initial 10-year license agreement (extended by a holdover agreement in 2017) with the Metropolitan Transit Authority allowed an abandoned rail corridor, located on the west side of Maplewood Drive in Northport, that once functioned as a spur to bring lumber and materials from the Northport Long Island Railroad line to be transformed for public trail use. This was the first rail-to-trail conversion in the Town and will allow the continued use of the pathway that runs from Laurel Hill Road to Elwood Road. This project exemplifies other ways that public agencies can work together as surplus properties are transferred for park use. An adjoining four+ acre parcel of woodland originally acquired through eminent domain by the State of New York as a planned link in the (now defunct) Northport-Babylon Expressway route was conveyed as an inter-agency transfer in 2009.

*Veterans Park Addition/Northport-East Northport School District—active recreation*

Following a public referendum that was approved overwhelmingly by Northport-East Northport School District voters, a 0.73-acre parcel on Bellerose Avenue in East Northport, was transferred to the Town in 2008. The Town had been using the property as a component of Veterans Park for over 30 years. The site was developed with a Boundless Playground named “Mr. P’s Playground” in honor of a distinguished Northport teacher, Christopher Pendergast. It is a play area for children of all abilities created with the assistance of the non-profit organization, Boundless Playgrounds, Inc. Unlike other Town playgrounds that have been rehabilitated to meet updated standards for accessibility, this playground was designed as a completely integrated play area with challenging equipment and accessible surfaces. It contains different components that are designed to encourage varied modalities for all children, the fully able and those who have physical, sensory and developmental disabilities.

*Amsler/Richter’s Orchard—farmland preservation*



The Amsler/Richter’s Orchard project was the Town’s first purchase of farmland development rights. It was a partnership project with Suffolk County that restricted 16.4 acres of land on Pulaski Road held by the Amsler family in Fort Salonga to remain in agricultural use in perpetuity. Presently dominated by apple and peach trees, Richter’s Orchard offers a glance back in time. Fruit is marketed from the historic barn as it has been for over 100 years. The site is the longest continuously operated fruit farm on Long Island. The purchase of farmland development rights leaves the land in private ownership. However, it must retain its farm use. Future farm owners will benefit from a reduced market price, due to the conservation easement that has been filed to secure the site. The seasons can be well marked at this site starting with the budding and blooming trees in the spring evolving toward the glorious autumn harvest. Richters' apple cider is renowned and prized. With farmland dwindling in the Town of

Huntington, this preservation success story was dependent on the long-term stewardship of the family and their connection with the land.

*Mustazza/A. Walker Park Addition—active recreation*

The Mustazza addition to Alfred Walker Park, located at 33 West 11<sup>th</sup> Street in Huntington Station, added mass to an active neighborhood park in a high-density older settled area of Huntington Station. The acquisition of a 0.75-acre parcel nearly doubled the size of the park. While a small parcel, the acquisition process was complex and time consuming. It involved subdividing the property and transferring density flow rights to meet Suffolk County Health Department standards to retain the existing historic house on a private lot. A component of the park addition must remain as natural open space buffer. The other half-acre will become new recreational space to be planned with community input. The park is named for the late Alfred Walker (1908-1972), a famed cartoonist whose family moved to 33 W. 11<sup>th</sup> Street in 1927 and whose father, a horticulturalist, ran a flower business from his greenhouse on the property. Mr. Walker made considerable artistic contributions to the community and created many memorable nationally syndicated comic book characters. He worked for Walt Disney Studios in the late 1930s, when Disney was producing animated feature films and the acclaimed Silly Symphonies cartoons.

*Schad-Dubner/Otsego Park Addition—trails / access, natural resources*

The Schad-Dubner property, located on Otsego Avenue in Dix Hills, was the first donation of a sending site to the Town under the Transfer of Density Flow Rights Program established in 2008 (see Town Code Chapter 172). The designation of the sending site allows wastewater flow credits to be sent to and benefit other projects in the Town. EOSPA funding helped to cover the closing costs only. The property

contains state rare pitch pine-oak brush habitat and has existing trails that link the park to the New York State Edgewood Oak Brush Plains Preserve. An opportunity to add a connecting link to the Town greenway trails system corresponds to expanded outdoor recreational access for such activities as hiking, birdwatching, running, and cross country skiing.

*Roberg/ Davis Brickmaker Preserve—trails/ access, natural resources*

One acre of the former Roberg property, located on the east side of Makamah Road south of Breeze Hill Road, in Fort Salonga was acquired to provide safe access to and parking for the Makamah Nature Preserve northern trailhead across the street. This lightly wooded parcel will be maintained primarily as passive open space with a small gravel parking area for 4-6 cars anticipated. The property was once used to mine brick molding sand and was critical to the operation of historic brickworks in the area; thus, it has been named the Davis Brickmaker Preserve. Molding sand was used to line forms for bricks. In the heyday of the brickmaking operation, workers would transport the sand by wheelbarrows to the end of Makamah Road. The old pilings of the brickworks still remain along the frontage of the Town’s Geisslers Beach.

*Carpenter Farm—natural resources, trails/ access, education/ interpretation*

Carpenter Farm, at 55 Old Field Road, Huntington, invokes memories of Huntington’s pastoral heritage. Dr. Walter Carpenter was a well-respected pediatrician and decorated World War II veteran, who ran his practice in a wing of the farmhouse. His widow, Bunny Hoest, writer for the popular comics *The Lockborns* and *Howard Huges*, was the driving force behind the acquisition, allowing the Town the time to acquire the site on its own (the project was originally planned to involve Suffolk County). While the former farm complex of structures was removed from the site, the open space carries the imprint of its past use. Rambling split rail fences provide an indication of how the site was allocated to pasture and corral areas. Until the time of building demolition in 2010, the farm supported horses and sheep. The Town will continue to maintain the meadow areas through a mowing regimen. A group of interested neighbors formed the Friends of Carpenter Farm and encouraged the site’s protection for trails use and to provide environmental education opportunities. It is hoped that future partnerships with the nearby middle schools will make that potential a reality. Carpenter Farm has become the Town’s pilot plant restoration area. Volunteers work to remove invasive plants and encourage native species under the supervision of a Conservation Board member, Julie Sullivan.



Surrey Ridge Park, Fort Salonga



Grace log cabin restoration celebration



Carpenter Farm, Huntington

*Meyers Farm / Sweet Hollow Park—active and passive recreation, trails*

This 8-acre property is situated in a gateway location at the entrance to the Town of Huntington from the Town of Oyster Bay in Nassau County. The triangular parcel lies at the northwest corner of Round Swamp and Old Country Roads in West Hills. Meyers Farm once encompassed much of the land in this area and provided farm enjoyment that spanned the seasons – strawberry picking in the summer, pumpkin picking in the fall, and a well-stocked farm market through the year. A proposed development project rallied community support to seek an alternative location for the planned use. A good fit was found at another Melville location, also planned for residential development. To accomplish the acquisition the Town Board approved the first transfer of development rights pursuant to Town Code §198-118 – a conservation tool that allows the development yield from one property to be built on a different site. In this case, the relocation of the proposed Hindu temple resulted in a conservation easement being placed on five acres of the property requiring its passive use and reducing the cost of the Town's acquisition. Planning for Sweet Hollow Park was initiated with a group of interested community residents. The passive component now contains trails, benches and an open green and the other three acres were developed with active park amenities, such as bocce, pickleball and tennis courts, playground, fitness equipment and picnic/shade pavilion.

*Erb Property – active recreation*

This 5-acre property at 146 Burr's Lane in Dix Hills is the second EOSPA acquisition that preserves a component of the former Erb Farm (see also Erb Property/Strathmore Park Addition above). Unlike the first, this fallow agricultural property was developed for active recreational use with soccer fields, playground, walkway and parking area. The Planning Board had granted preliminary subdivision approval for four new homes with a cul-de-sac roadway for the parcel, but then it was sold to an organization that had planned to develop the site for religious use. The organization's decision to sell the site to the Town guaranteed that the property would be used to meet demand for recreational programs.

*Merksamer Property / Gateway Park Addition (known as The Max and Rosie Teich Homestead) – historic, park assemblage expansion, education*

This one-acre parcel at 12 Academy Place in Huntington Station is the sixth acquisition in the Gateway Park assemblage. It doubled the size of the former park holding. Once the homestead connected to Teich Dairy during the early twentieth century, a dedication ceremony commemorating the farmhouse's renovation was officiated by Huntington Supervisor Petrone on December 6, 2017. This acquisition opens up considerable opportunities for future use. It provides new street frontage enabling greater access and stretching the park to a full block in length. Just prior to the closing on the property, the Town received notice that it was awarded a \$370,000 state grant to restore the main residence. The Town has improved environmental conditions in the building and has completed the restoration phase and exterior site improvements. This property is a critical part of a Gateway Park and an adjoining area plan identified in 2003 by the Huntington Economic Development Corporation that envisions its diverse environmental educational use. Members of the Teich and Merksamer families have deep community ties and will assist the Town, along with the Huntington Historical Society, in reconstructing the site's history.

*Kiruv / Park Avenue Dairy – historic, park assemblage expansion, trails*

This former Park Avenue Dairy property on the southwest corner of Park Avenue and Woodhull Road in Huntington will be maintained as both passive park (3.24 southern acres) and park with improvement potential (northern 1.65 acres). Density flow rights have been removed from the southern passive component of the site. This Transfer of Density Flow Rights (TDFR) sending area must remain in its natural state. The area is encumbered with a conservation easement that establishes terms of use. By designating the sending area first and allowing the owner to sell the flow

rights separately, the Town was able to conserve the land at considerably less cost than a full fee title acquisition. The site is mostly vacant with woodland and naturalized lawn areas. It does contain some freshwater wetlands, including a pond. One building (formerly 177 Woodhull Road) was relocated to Sunny Pond Farm across Park Avenue and a 1915 concrete barn with deteriorating tile silo remains. The NYS Office of Parks, Recreation and Historic Preservation considered it a rare surviving example of an old concrete block barn and recommended its retention. An adaptive use will be sought for the structure. The site has been viewed as a future trailhead for a planned Huntington Heritage Trail that would link to other acquired Town parcels to the south, including Gottsegen, Hilaire Woods and Hilaire Woods Additions. In 2016 the Town Board renamed the assemblage as Huntington Heritage Park.



*Williams Property / Wawapek – natural resources, trails/access, watershed protection*

In 2015 shared acquisition of a 27.18-acre tract on the east side of Shore Road and west side of Mobray Lane North in Cold Spring Harbor was completed by the County of Suffolk (50%), Town of Huntington (25%), and North Shore Land Alliance (25%) for a total \$6 million purchase cost. The North Shore Land Alliance (NSLA) acquired an adjoining 4-acre portion of the former Williams property, also. This is the second largest acquisition under the EOSPA Program and the first completed with a private land trust funding a portion of the purchase. It can be viewed as a four-party partnership as New York State provided a \$500,000 grant to the NSLA toward the acquisition. The site was pending subdivision as DeForest Williams Estates and would have been developed without the coalition purchase. This coastal woodland property will be maintained as a passive park with trails with gravel parking. It provides high views out across Cold Spring Harbor and lies in the Cold Spring Harbor Watershed. The site will retain the original estate name of Wawapek. Wawapek was the Native American name for Cold Spring Harbor, meaning “place of sweet water.” The property is listed on the National Register of Historic Places. A follow-up Town-NSLA project was completed in 2016 on the adjoining 3-acre property north of the NSLA’s parcel. The NSLA owns the property that includes a home and outbuildings and the Town holds a conservation easement. The action expands potential for interpretive and stewardship opportunities and allows common management of the 34-acre assemblage.

*Phragmites Park Addition / Greenlawn Water District Transfer – natural resources, trails/access, watershed protection*

As a result of a friendly eminent domain proceeding that concluded with a vesting order, the Town of Huntington is now in control of a parcel formerly held by the Greenlawn Water District. The site is a 0.34-acre property located on the north side of NYS Route 25A in Centerport. It is surrounded by the Town’s Phragmites Park (also known as Twin Ponds North) and is now considered a dedicated part of the park. This coastal property will be maintained as a passive park with trails and potential for access improvements. The site is presently fenced separately from Phragmites Park. It includes a paved driveway and a small 800 sq. ft. brick building that was formerly a wellhouse. The Trails Committee will work with the Department of Maritime Services to define new connecting pathways.

*Tanenbaum and Kruse Properties / Surrey Ridge Park – natural resources, trails/access, watershed protection*

This 3.7-acre steeply-sloped oak woodland rises above the County’s Makamah Nature Preserve that lies to the north across NYS Route 25A. The site was proposed for subdivision (FSCP Plat) and then nominated for open space acquisition by concerned neighbors. An existing trail winds through the property and is often used by runners heading north toward the County Preserve and Ambro Memorial Wetlands Preserve

or south to the LIPA right-of-way that connects to Meadowlark Park in the Veterans Parks Complex. A house and accessory amenities were removed prior to the Town acquisition. Only the dirt driveway and a small clearing remain. The property lies within the Crab Meadow Watershed secondary area approximately 900 feet upgradient from New York State-designated freshwater wetlands. Its preservation provides buffer and wildlife habitat, while affording recreational opportunity. It was expanded in 2018 by 7.4 acres of the adjoining Kruse property to the south providing connecting trails and preserving additional woodland and successional field area. The Town Board named the assemblage Surrey Ridge Park for the nursery that the Kruse family ran at the site for many years.

Unavailable Properties

There have been several situations where the EOSPA Committee has identified a property as important only to find that there is no potentially willing seller or it cannot get a response or offer acceptance from the owner. There have also been occasions where the Town Board and Suffolk County Legislature have initiated projects that could not be completed due to an owner’s subsequent decision. While these projects might be deemed lost opportunities, the sites that have not been developed remain priorities for consideration should the owner decide to entertain the acquisition process or if other circumstances change. The addition of new funds for open space acquisition would make it possible to revisit these potential sites in the future. Several of the projects that proceeded into development resulted in a component being reserved or planned (if approval has not yet been received) as either public or private open space. The EOSPA Committee will continue to maintain files on these sites.

Acquisitions Pending

The Town Board has supported the protection of additional properties at the recommendation of the EOSPA Committee. These projects are pending appraisals, negotiations, acceptance of offer, and/or the Town Board has committed to participating in negotiations or future site management for potential acquisition project. If a public hearing has been held (PHH) or is pending (PHP), it is noted.

<b>Project</b>	<b>Location</b>	<b>Size (Acres)</b>	<b>Hearing</b>	<b>Purchaser</b>	<b>Status</b>
<b><i>Acquisitions Pending</i></b>					
Mill Dam Park Addition/Creek Road Properties (1.5 acre to be donated for Town animal shelter, 1.0 acre to be acquired by Hunt. Sewer District]	Huntington	4.5	PHH	TOH	Contract and funding authorized by Town Board
Fox Hollow Farm (Elija Farm, Inc. & Foglia-Forest)	South Huntington	6.14	PHH	TOH & SC	Contracts and funding authorized by Town Board
Mill Dam Park Addition/Marchais, 1 Hill Place	Fort Salonga	0.7	PHH	TOH	Contract and funding authorized by Town Board
Shorewood Community Association Property (Grist Mill Pk. – 0.12 acre, Harbor – 0.11 acre)	Centerport	0.23	PHH	TOH	Appraised and in negotiation
Tilden Lane Farm (farmland development rights)	Greenlawn	13.5	PHH	TOH & SC	Contract and funding authorized by Town Board
<b>Total Acquisitions Pending</b>		<b>25.07</b>			

## *Other Public Conservation Tools*

### **Town of Huntington**

The EOSPA Program is not the only mechanism responsible for enhancing the Town land inventory. An integrated approach is followed and additional tools are used to conserve land. Since the inception of the EOSPA Program in November 1998, 27.8 acres were acquired using other Town program funds, 75.3 acres were dedicated to the Town through the land use application review process (primarily Planning Board-required set-asides from subdivisions and mitigation for Town Board-approved zone changes); 11.2 acres were rededicated from other municipal purposes; and 4.07 acres were conveyed by Suffolk County as inter-agency transfers per section 72(h) of General Municipal Law.

<b>Project</b>	<b>Location</b>	<b>Size(Acres)</b>	<b>Conservation Tool</b>
<i><b>Dedications (Deed Year)</b></i>			
KeySpan/Soundview Beach (2006)	Northport	4.1	Donation - Land
KeySpan/Soundview Beach (2006)	Northport	1.2	Donation - Easement
Stream trail conservation easement (2013)	Huntington	0.2	Change of Zone Condition (DML Properties)
Hren Park (2006)*	South Huntington	9.0	Change of Zone Condition (Breslin EASA EASA)
Pineridge Park Addition (2006)*	Melville	10.0	Change of Zone Condition (Millennium Hills)
Half Hollow Park (2005)	Melville	31.0	Change of Zone Condition (Greens at Half Hollow)
Manor Field Park Addition (2003)*	Huntington Station	3.0	Change of Zone Condition (ISC Rezoning)
NYS Cold Spring Harbor Park Addition (2012)*	Cold Spring Harbor	2.4	Subdiv. Dedication (Lawrence Hill Road Estates)
SC Knolls Park Addition (2012)	East Northport	0.2	Subdiv. Dedication (Was Four Estates)
Fairway Park (2010)*	Dix Hills	5.2	Subdiv. Dedication (Tuscany Estates)
Burr Road Park (2009)*	Commack	1.3	Subdiv. Dedication (Manorwood Estates, Sect. 2)
Mona Lane Park Addition (2005)*	Dix Hills	3.0	Subdiv. Dedication (Golf Estates)
Elwood Park Addition (2004)*	Elwood	0.8	Subdivision Dedication (Elwood Estates)
Lennox Stream Park (2004)	Huntington Station	0.5	Subdivision Dedication (Lennox Estates)
Middle Earth Park (2004)	Melville	3.0	Subdivision Dedication (The Legends)
Centerport Mill Pond Addition (2003)	Centerport	0.1	Subdiv. Dedication (Centerport Lakeside Estates)
Old Field Preserve (1999)*	Elwood	5.6	Subdiv. Dedication (Timber Ridge at the Plains)
Timber Ridge Playground (1999)*	Elwood	1.6	Subdiv. Dedication (Timber Ridge at the Plains)
Henry Ingraham Nature Preserve (1998)*	Northport	27.3	Acquisition/TOHECR/SCDWPP/IGTS-LPEP*
Heron Park (1999)	Centerport	0.3	Acquisition/Environmental Capital Reserve(ECR)
Grist Mill Park (1999)	Centerport	0.2	Acquisition/Environmental Capital Reserve
Bird Island (2010)	Northport	8.0	Rededication as parkland
Centershore Park (2005)	Centerport	0.7	Rededication as parkland
Hawk Valley Preserve (2005)*	West Hills	1.0	Rededication as parkland (preserve)
George Washington Brush Preserve (2001)	Halesite	1.5	Rededication as parkland (preserve)/TDFR
Centerport Mill Pond Additions (2004)	Centerport	0.5	Inter-agency transfer from Suffolk County

Dix Hills Park Addition (2004)*	Dix Hills	2.3	Inter-agency transfer from Suffolk County
Jerome Ambro Memorial Wetlands Addition (2004)*	Fort Salonga	0.5	Inter-agency transfer from Suffolk County
Archers Park (2004)*	South Huntington	0.7	Inter-agency transfer from Suffolk County
<b>Total Acquired/Protected by TOH Using Other/Non-EOSPA Tools</b>		<b>125.2</b>	

\*TOHECR = Town of Huntington Environmental Capital Reserve; SCDWPP = Suffolk County Drinking Water Protection Program; IGTS-LPEP = Iroquois Gas Transmission System Land Preservation and Enhancement Program

***Privately-held Protected Open Space***

Sometimes the Town Board, Planning Board and/or Zoning Board of Appeals require lands to be held as protected private passive or recreational open space as mitigation during the planning process and application review. Whether this involves rezoning requirements, clustered subdivisions (where the conforming yield for a property is concentrated on a component of a site), or conservation buffers, the resulting open space reservation can be substantial. In these cases management for the affected properties vests with the private owner. In the eighteen years since the EOSPA Program began, **over 150 acres have been conserved as privately-held open space**. Examples of some of these projects include: private recreation and common areas (The Greens at Half Hollow golf course; Beechwood at Half Hollow Hills; The Legends at Half Hollow, and The Villages at Huntington) and conservation areas (Old Orchard Woods, Huntington Harbor Estates, and Dalton Meadows).

***Town Code Amendments***

*Agricultural Overlay District*

In 2000 the Town Board enacted an Agricultural Overlay District zoning classification to protect existing agricultural operations and heritage. The owners of just one site have requested the zoning to date, and they received approval for the 22-acre White Post Farm on Old Country Road in Melville. There is a covenant that prohibits buildings on a portion of the site.

*Residence Open Space Cluster District*

A Residence-Open Space Cluster (R-OSC) District was enacted in 2010 to provide a zoning classification that incentivizes preservation of private recreational open space, such as golf courses. The Town Board created the zoning district in response to a national trend to convert private recreational facilities to other uses. The first request to rezone to R-OSC (Residences at Oheka Castle) was approved in 2012. A condition of the rezoning and Town Code requirement is the filing of a perpetual conservation easement assuring future open space and recreational use of 176 acres of the Cold Spring Hills Golf Course in Cold Spring Harbor.

*Park and Playground Fee Schedule*

The Town Board increased park and playground fees related to subdivision and site plan applications in 2004, including an important change for major subdivisions as recommended in the Huntington Comprehensive Plan. If the Planning Board determines that a proper case exists for requiring recreational facilities on a major (five or more lot) subdivision, but suitable facilities of adequate size to meet the requirement cannot be properly located on the property, a sum of money in lieu thereof equal to 10% of the fair market value of the entire parcel under review shall be provided to the Town by the applicant. These fees are determined by appraisals. The Neighborhood Parks Fund is the dedicated trust-in-agency account comprised of paid park and playground fees. In 2003 the EOSPA Committee was provided oversight for the fund, which has supported and allowed the leveraging of EOSPA funds for several park improvement projects.

*Huntington Greenway Trails Citizens Advisory Committee*



In 2008 the Town Board appointed volunteers to the Huntington Greenway Trails Committee per §159-47 of Town Code, representing varied trails interests, such as running, nature study, bird watching, bicycling, and horse riding. The volunteer Huntington Greenway Trails (HGT) Committee worked hard with Department of Planning and Environment interns and staff, Conservation Board members and park stewards to develop the first edition Huntington Trails Guide in 2009. It was a monumental success, extremely well received and used by Huntington residents. Building on the success of the popular guide, a second edition doubles the trails information and opportunities and is available in hard copy on request and on the Town website at <http://www.huntingtonny.gov/trails-guide>. The trails initiative is key to encourage use of the Town’s passive parks and preserves - to get people outdoors and moving. The HGT Committee held a contest to create a logo that reflects potential trail uses. A trails plan and new signage for parks with trails are in the

works. An EOSPA logo (see report cover) was developed by the Department of Planning and Environment and will be included on signs at trails and parks where EOSPA funding was used. The Committee has held and is organizing periodic hikes to encourage trail use and will be assisting the planning of new trails in Town properties. Several trail projects were completed with resident and scout support, most notably the Town’s first dedicated mountain biking trail in Meadowlark Park, constructed and maintained by CLIMB (Concerned Long Island Mountain Bicyclists) volunteers. The Committee encouraged the Town Board to strengthen Town Code to make it a misdemeanor to use recreational vehicles (e.g., ATVs, dirt bikes) in Town parks, citing adverse impacts to trails. Town Code was amended to establish a procedure for Trails Committee review of potential more intensive trail uses, such as on-leash dog walking, horse riding, and mountain bicycling. The Town Board designated five parks for on-leash dog walking trails, then amended Town Code to enable on-leash dog walking in most Town parks at the Committee’s recommendation. A state grant was awarded through a partnership with Cornell Cooperative Extension of Suffolk County to create a Huntington blueway plan, phone app, and video tour to promote recreation and appreciation of coastal environment resources.



Trails Committee visit, Veterans Park

### *Transfer of Density Flow Rights*

In March 2008 the Town Board amended Town Code to incorporate a new Land Conservation Chapter (172) to establish a Transfer of Density Flow Rights Program. The program can enable some development in accordance with existing zoning classifications and consistent with Suffolk County Department of Health Services (SCDHS) Transfer of Development Rights Standards on a receiving property, while conserving a sending site as natural open space. This tool has enabled further open space preservation opportunities. Since the program was established, the Planning Board has approved 26 projects for a total of 37.85 acres as sending sites, which means that acreage has been or is in the process of being permanently protected. Seven of these sites adjoin existing parkland – five neighbor Town parks and two are contiguous to County parks. Also, the Town has held flow rights from some acquired properties, pursuant to Chapter 172, insuring those areas will always remain as natural open space. These publicly-held flow rights can only be used to support future public benefit projects that meet the criteria in Town Code.

### *Transfer of Development Rights*

The Town Board implemented the first transfer of development rights (TDR) pursuant to section 198-118 of Town Code in 2012. Development rights from five acres of the Meyers Farm were transferred to another receiving site to enable protection of the sending site and increased development density at the receiving site. Both receiving and sending sites are located in the same school district. The sending site lies within the West Hills-Melville Special Groundwater Protection Area and will remain as open space. The Town acquired the residual rights for the five acres with full fee rights to the adjoining three acres that has been improved as a new active recreation area, Sweet Hollow Park.

### ***County and State Open Space Acquisitions***

In addition to completed acquisitions on which the Town has partnered with Suffolk County, the County and State of New York have acquired another 60 acres in Huntington in the same 17-year period. These lands include: Caumsett State Park Addition (20 acres); West Hills County Park Addition (Deger Property); West Hills Wetlands, Fresh Pond Greenbelt Additions; Elwood-Greenlawn Woods Additions, Normandy Manor (across the street from the Vanderbilt Museum), and Froehlich Farm Additions. The rededication of former components of the Bethpage Parkway Extension right-of-way by the NYS Legislature resulted in Cold Spring Harbor and Trailview State Parks, significant contributions to the park and trail inventory in Huntington that together protected 100 acres and include a component of the Nassau-Suffolk Greenbelt Trail. Four properties in the Village of Lloyd Harbor totaling 150 acres were rededicated similarly as parkland.

### ***Private Land Conservation Organizations***

Since the EOSPA Program began only a few conservation projects involved private land trusts in Huntington. The North Shore Land Alliance (NSLA) accepted a donated conservation easement on a small Woodbury Road parcel to prevent its development. The former ExxonMobil property, 8 acres in Cold Spring Harbor, was conveyed to the NSLA in 2012 with a conservation easement that inures to the Peconic Land Trust (PLT). The PLT assisted the Amsler family, private landowners who sold farm development rights to 16 acres to the Town and County. PLT encouraged the owner of the Davis Brickmaker Preserve and residents near Carpenter Farm to work with the Town

of Huntington. Greater involvement of local land trusts can only enhance the Town’s land protection efforts. The NSLA is a planned partner in the Williams Property acquisition (now called Wawapek), the first time a land trust has committed funding to join with the Town to purchase open space in Huntington. The NSLA purchased a 4-acre parcel adjoining the jointly-acquired property with the assistance of a \$500,000 NYS Environmental Protection Heritage Area grant. The site has a NYS-imposed conservation easement as a result. The Town completed a second partnership project with the NSLA on a 3-acre Wawapek addition.

**Conclusion**

Since the inception of the EOSPA Program in late 1998 a strong effort to conserve open space through all possible avenues has been pursued in the Town of Huntington resulting in the acquisition or dedication of interests totaling **482** acres and the further preservation of approximately **289.1** acres of privately-held open space as requirements of land application approvals. This concerted endeavor has resulted in **771.1** acres of land protected by Town agency involvement since 1998. Other non-Town efforts, including County, State and private land trust work, have resulted in the protection of an additional **366.6** acres. The scorecard below summarizes these efforts.

***Huntington Open Space Scorecard, Since EOSPA Start (November 1998)***

<b>Conservation Tool</b>	<b>Acres Protected</b>
EOSPA Acquisitions (including Town-County projects)	313.4
Other Town Park/Open Space Acquisitions	27.8
Subdivision (Parkland) Dedication to Town	122.6
Subdivision (Parkland) Dedication to State	2.4
Subdivision (Parkland) Dedication to County	0.2
Change of Zone Conditions, including agricultural overlay district and residence open space cluster overlay zoning	251.2
Transfer of Density Flow Rights (TDFR)/Sending Area Protection-Dedication to Town	3
TDFR/Sending Area Protection-Private/Cons. Easements	37.9
Transfer of Development Rights*	5
Rededication of property as Town parkland	11.2
Rededication of property as State parkland	251
Inter-agency transfers to Town as parkland	4
County and State Acquisitions	85
Private Land Trust Acquisitions	18
Private Land Trust Conservation Easements	10
<b>Total</b>	<b>1,137.7 acres</b>

\*-Town acquired remaining rights, so acreage is not included in total.



Sign posted at former Meyers Farm by residents supporting a future Sweet Hollow Park (now built and in use)



# New places where all can play

*New Look For Kew Avenue Park*

*Work Begins On Centerport Park*

TOWN OF HUNTINGTON

Playground  
Plans 'Swing'  
Into Action

## Ladder up for fish into Betty Allen pond

### Centerport Parks Get Makeover

### Town Skate Park Opened On July 1

**Painting Huntington  
With Town Pride**

### Senior Park Debuts

### Park Renovation Proves A Big Hit

## Town Slates \$10,000 For Northport Park

**PARK IMPROVEMENTS – COMBINED \$17,000,000 PROGRAM**

*Nomination Process*

Similar to the Open Space component of the EOSPA Program, any individual or organization may nominate a park improvement for consideration by the EOSPA Committee. The Committee has a simple nomination form that is available on request. The submission of a nomination form initiates field review by the Park Improvement Sub-Committee. The Town Board has approved EOSPA Committee’s recommended park improvement appropriations to date for 73 parks. Items that are deemed maintenance (e.g., replacement fencing) are not eligible.



Dix Hills Ice Rink, Dix Hills



Concrete docks, Woodbine Marina



William Byrne Park, East Northport



Fish Ladder, Betty Allen Preserve



Heron Park, Centerport



Kayak Racks, Centerport Beach



Manor Field Park, Huntington Station

***Park Stewardship***

All lands acquired under the EOSPA Program are dedicated as parkland. Town park properties are available for public use, but some require special planning before their full potential can be achieved. The Department of Maritime Services manages waterfront parks and marinas. The majority of the parks are inland and under the jurisdiction of the Department of General Services.

The Huntington Conservation Board coordinates the Town of Huntington Park Stewardship Program. About 200 park stewards, including EOSPA Committee members, have been appointed by the Town Board to serve as the “eyes and ears” for active and passive parks. The stewards file periodic monitoring reports that assist the appropriate Town departments in responding to site issues. Stewards can be individuals or organizations, such as scouting or school groups or non-profit organizations. Huntington has a volunteer Garden Steward Program, also coordinated by the Conservation Board, that allows for the adoption of a specific landscape area on Town property, such as in a park or a neighborhood location (e.g., Huntington Station Gateway Plaza). A Cemetery Stewards Program has been established as well to aid the Town’s historic burial grounds, building on the success of the Town Park Stewardship Program.

***Approved Projects***

The Town Board has approved recommendations forwarded by the EOSPA Committee to fund improvements to 73 parks as listed in the table below in alphabetical order by park name. The project table includes EOSPA Park Improvement funded projects and those supported by the Neighborhood Parks Fund (subdivision fees). Most of the projects have been completed for less than their approved allocations. Any residual funding remaining on project completion is returned to the general EOSPA Program account.

Key for Approved Projects Table

#=Number; Type of project support is noted as E= EOSPA Program; NP=Neighborhood Parks Fund; O=Other Resources, such as capital funding, grants, donations

Certain projects involve multiple parks and are keyed as specified by the named group project at the end of the table (RRFG, RRFM, PT, HA, IS, CP, SC, EC, BL, JB, LPP, CAB, BPG).

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
1	✓			Arboretum Park Melville	Install Anne Frank Memorial Garden as per design of Steve Dubner landscaping, Inc., to also include necessary irrigation system and first year maintenance; PT; CP; JB	10/26/04 (#2004-747)	\$65,000
2	✓			Asharoken Beach Fort Salonga	RRFM, CAB KR,	05/21/03 (#2003-340)	\$0
3	✓		✓	Betty Allen Nature Preserve	Match state grant, create fish ladder, repair spillway	08/03/99 (#1999-497)	\$100,000
	✓			Greenlawn	Create fish ladder	05/23/00 (#2000-392)	\$50,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
	✓				Reconstruct spillway and install access enhancements	12/10/09 (#2009-600)	\$50,000
4	✓			Billy Joel Park	Purchase and install picnic tables and benches	04/17/12 (#2012-172)	\$3,500
5	✓			Breezy Park West Hills	Environmental site investigation and soil management services (Cashin Associates)	03/06/07 (#2007-130)	13,500
	✓				Demolition of structures and existing improvements to prepare site for recreational park development	03/06/07 (#2007-131)	120,000
	✓				Asbestos removal and emptying and cleaning of existing oil tanks as an added component of demolition of structures and existing improvements to prepare site for recreational park development	08/28/07 (#2007-464)	20,000
	✓				Completion of infrastructure demolition and removal of two houses	10/16/07 (#2007-580)	20,000
	✓		✓		New park construction to include: (2) synthetic athletic fields, playground, restroom/concession building, and other amenities	08/11/09 (#2009-415)	\$1,000,000
6	✓			Bright Star Park (Bright Horizon), Elwood	Install start-up infrastructure improvements as necessary to begin to accommodate Town recreational program use; to be coordinated with the Parks and Recreation Dept.	10/26/04 (#2004-747)	\$20,000
7	✓			Caledonia Park Dix Hills	Install barbecue pits & picnic tables	05/23/00 (#2000-392)	\$20,000
	✓				Install new playground; RRF; PT; CP	10/16/01 (#2001-616)	\$40,000
	✓	✓			Additional playground funding from NPKs	07/01/03 (#2003-461)	\$10,000
8	✓			Caravan Park East Northport	Install playground set, improve parking area, and install walk to connect parking area and playground; PT; CP; JB	10/19/99 (#1999-659)	\$150,000
	✓				Install new backstop, wing fencing and dugout enclosures	06/04/13 (2013-277)	\$35,000
9	✓			Cedar Road Park Commack	Conversion of ice rink to roller blade rink and fencing around the basketball court; RRF; PT; HA; CP; SC; EC; BL	05/07/02 (#2002-285)	\$45,000
10	✓			Centerport Beach Centerport	Install small playground, 12 station fitness trail, tables and bathrooms; RRF; CAB; KR	05/23/00 (#2000-392)	\$120,000
	✓				Additional restroom funding	04/24/01 (#2001-203)	\$80,000
	✓	✓			Construct new tennis court on paved parking area	04/20/04 (#2004-229)	\$50,000
	✓				Install curbing and repave from entranceway to stem flooding and manage drainage (also affects Senior Citizens Beach)	05/04/10 (#2010-231)	\$40,000
	✓		✓		Purchase and install picnic tables and benches at picnic area (\$33,000 reallocation from residual)	04/17/12 (#2012-172)	\$0
	✓		✓		Provide portion of matching funding to NFWF grant to remove a section of existing site improvements, including pavement, and install and plant bioswales/rain gardens	07/12/16 (#2016-345)	\$75,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
11	✓			Cold Spring Harbor Park, Cold Spring Harbor	Install new playground equipment & appurtenances; seek community consensus; IS	05/23/00 (#2000-392)	\$50,000
12	✓			John Coltrane Park Dix Hills	Install irrigation system and seed front yard area	06/20/06 (#2006-385)	\$4,000
13	✓			Columbia Street Park Huntington Station	Install playground equipment, picnic tables & volleyball court with soft surface; discuss with community–Huntington Sta. Revit. Committee, BSA park stewards	05/23/00 (#2000-392)	\$75,000
14	✓			Coral Park Elwood	Build new active park, install pathways, fenced playground, multi-use court, shade trees, landscaping & benches; seek community input	05/23/00 (#2000-392)	\$300,000
	✓	✓			Additional funding to develop new park with parking area, sidewalk, playground, basketball court, plaza/sitting area with picnic and chess/checker tables, perimeter pathway, fitness/cardio stations, irrigation, large open lawn/play area, traffic control/signal, and associated improvements. \$285,000 from Neighborhood Parks Fund (\$85,000 toward traffic signal), \$200,000 from EOSPA Park Improvements, \$50,000 from EOSPA Neighborhood Enhancements (toward traffic signal) – amended by TBR on 09/17/13 (#2013-449) allocating signal funding toward general improvement project	05/22/12 (#2012-259)	\$485,000
	✓				Reallocate \$135,000 total signal funding to general project and provide additional funding to complete development of Coral Park	09/17/13 (#2013-449)	\$70,000
15	✓			Cow Harbor Park Northport	IS	06/15/04 (#2004-392)	\$0
					Provide new accessible comfort station facilities at Cow Harbor Park/Woodbine Marina as matching NYSCFA grant request	07/17/18 (#2018-305)	\$100,000
16	✓			Crab Meadow Beach Fort Salonga	Install fitness/cardio course stations and marked walking trail; RRFM; IS; KR	10/16/01 (#2001-616)	\$10,000
	✓				Complete replacement of the playground to include playground installation and fencing per safety standards; relocation of the half-basketball court on other paved area closer to the main pavilion building and a security camera system	12/04/07 (#2007-696)	\$185,000
	✓				To fund an engineering study to evaluate the structural integrity and safety of the Crab Meadow Beach pavilion as presented by Desmen Associates	05/06/08 (#2008-250)	\$17,000
	✓	✓			To complete the Spanish tile roof enhancement project for both wings of the main pavilion and the two beachfront gazebos	06/11/08 (#2008-323)	\$35,000
	✓				Purchase and install picnic tables and benches (\$7,0000 reallocation from residual)	04-17-12 (#2012-172)	\$0
	✓	✓			Purchase floating beach wheelchair for pilot use at Crab Meadow Beach and at Senior Citizen Beach	05-22-12 (#2012-259)	\$2,200
17	✓	✓		Crab Meadow Golf Course Fort Salonga	Construct cart barn enhancements; procure & install tent/awning, decorative planters, landscaping; add driving range improvements, install protective fencing, new lockers, indoor benches & other necessary appurtenances	04/20/04 (#2004-229)	\$77,000
	✓				Install cart washpad & extend maintenance building to house it	12/12/06 (#2006-742)	\$67,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
18	✓			Crescent Beach Huntington Bay	Install small playground; swingsets and picnic tables; RRFM: CAB, BPG; KR	10/16/01 (#2001-616)	\$15,000
19	✓			Deanna Moon Park Melville	Completely refurbish playground with new equipment and install evergreen buffer on east boundary line along farm field from NPks; PT; CP	08/11/04 (#2004-503)	\$60,000
		✓			Additional playground funding from NPks	01/11/05 (#2005-23)	\$20,000
20	✓			Depot Road Park Huntington Station	PT; CP	06/15/04 (#2004-392)	\$0
	✓				Purchase and plant up to 10 trees under supervision of certified arborist and purchase and install additional landscaping with species determined in consultation with the Dept. of Planning & Env	05/03/11 (#2011-222)	\$3,000
21	✓			Dix Hills Park Dix Hills	Install 20-station fitness trail & bathrooms	05/23/00 (#2000-392)	\$115,000
	✓				Install playground equipment [tetherball (2), funnelball (2) and triple shoot-out (1)]	04/24/01 (#2001-203)	\$55,000
	✓				Add new half-basketball court with fencing	05/07/02 (#2002-285)	\$35,000
	✓	✓			Install safety surfacing under fitness trail from NPks	07/01/03 (#2003-461)	\$33,000
	✓				Install rubber floor matting in the indoor walking area of the ice rink building	05/24/05 (#2005-367)	\$15,000
	✓	✓			Install HVAC piping, refrigeration upgrades and system installation at the two rinks; walkways, landscaping and other site improvements not to exceed \$1,000,000 from Neighborhood Parks Fund (\$200,000 – walkways, landscaping, and other site improvements) and EOSPA Park Improvement (\$800,000 – ice sheets for rinks)	04/07/09 (#2009-185)	\$1,000,000
	✓	✓			Improve parking and surrounding tent and concession areas by enlarging and improving the handicapped parking area, replacing perimeter fencing, removing interior fencing, and installing a concrete floor in the tent area	06/19/12 (#2012-298)	\$128,000
	✓				Purchase and install new ADA-compliant pool chair lift	04/09/13 (#2013-153)	\$5,000
	✓				Purchase and install 126 new chaise lounge chairs	07/09/13 (#2013-333)	\$11,100
22	✓	✓		Dix Hills Golf Course Dix Hills	Construct new 1,200 sf cart barn with wash pad; procure & install decorative planters & landscaping; add driving range improvements & other necessary appurtenances	04/20/04 (#2004-229)	\$85,000
23	✓			Elderwood Lane Park Melville	Complete rebuilding of basketball court and expansion to regulation size, including fencing and benches	05/07/02 (#2002-285)	\$25,000
24	✓			Elwood Park Elwood	Install 20-station fitness trail & picnic tables; RRFM; PT; HA; CP; EC; JB; BL	05/23/00 (#2000-392)	\$18,000
	✓	✓			Purchase and install six pieces of outdoor adult exercise equipment at an appropriate location in the park (project will also use prior fitness trail funding)	06/04/13 (#2013-277)	\$45,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
	✓	✓	✓		Construction/installation of spray park to be split between EOSPA Park Improvement (not to exceed \$200,000), Neighborhood Parks not to exceed \$128,000) and Seasons' park improvement payment (not to exceed \$52,000) funds. EOSPA funding is to be used for the specific spray park improvement. Other funding may be used for associated park improvements, including, but not limited to surveying, site work, fencing, and utilities.	11/09/17 (#2017-509)	\$380,000
25	✓	✓		Erb Farm/Burrs La. Park Dix Hills	Conduct topographic survey and secure professional environmental consulting services	12/09/14 (#2014-588)	\$32,000
					Conduct additional soil testing to determine depth of impacted soils	06-09-15 (#2015-251)	\$7,700
					Construction/installation of the playground equipment and surfacing, soccer goals, complete parking lot, sidewalk and curbs, irrigation system, landscaping, fencing and gates, timber guide rail, park benches, and bicycle rack to be split between EOSPA Park Improvement (not to exceed \$400,000) and Neighborhood Parks (not to exceed \$100,000) Funds.	09-16-15 (#2015-417)	\$500,000
26	✓	✓		Fleets Cove Beach Huntington	RRFM; Install new partitions and handicapped accessible enhancements to the restrooms; CAB, BPG; KR	05/06/08 (#2008-250)	\$18,000
					Install new handicapped accessible concrete walkways around beach buildings	11/05/08 (#2008-617)	\$50,000
27	✓			Fuchs Pond Preserve Fort Salonga	Begin evaluating and rehabilitating Fuchs Pond Preserve for public and educational use	09/09/03 (#2003-582)	\$25,000
					Install fire and security alarm systems in main house and garage building	04/20/04 (#2004-229)	\$23,000
					Install concrete apron, asphalt pavement and crushed stone to reconstruct drive/internal roadway; convert west wing of garage building to provide two handicapped-accessible restrooms; and rehabilitate ground floor restroom, repair wiring and make minor improvements in main house to facilitate public and educational use	08/23/05 (#2005-517)	\$70,000
					Create an interpretive mural with local students to encourage appreciation of the Crab Meadow Watershed	05/22/12 (#2012-259)	\$7,200
28	✓			Gateway Park Huntington Station	Design and improve community gathering and children's play areas	05/08/12 (#2012-218)	\$18,000
29	✓			Geisslers Beach Fort Salonga	Provide topographic and boundary survey with monuments to establish existing conditions	12/10/09 (#2009-600)	\$12,000
					Retreat/reconfigure parking, extend greenspace, install landscaping appropriate to the coastal environment, fencing, picnic tables, and minor appurtenances	06/04/13 (#2013-277)	\$89,000
30	✓			Gold Star Battalion Beach Lloyd Harbor	Install large playground, picnic tables, landscape with native plants; RRFM; HA; CAB KR;	05/23/00 (#2000-392)	\$53,000
					Install new landscaping, preferably native species attractive to wildlife	10/16/01 (#2001-616)	\$5,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
31	✓			Grace Nature Preserve/Stroll Garden Greenlawn	Stabilize and make structurally sound the log cabin at the Grace Preserve including, but not limited to replacement of the cabin foundation, repair of the deck foundation, remove and replace deck in-kind, install new gutter system, possibly repair or replace roof, with all work performed by General Services personnel	05/20/08 (#2008-290)	\$100,000
32	✓			Greenlawn Park Greenlawn	Install rollerblading surface with basketball equipment; RRFG; JB; PT; HA; CP; BL	05/23/00 (#2000-392)	\$30,000
	✓				Addl. funding for fencing of expanded basketball court area	10/15/02 (#2002-691)	\$25,100
	✓				Purchase and installation of skateboarding equipment to be installed for use as pilot program; equipment may be moved when permanent skatepark location is determined	07/02/02 (#2002-449)	\$100,000
		✓			Installation of skatepark ramps & accessories [NPks Fund]	11/18/03 (#2003-757)	\$110,000
33	✓			Grist Mill Park Centerport	Install landscaping and appurtenances (i.e., benches, bike racks, walkways, lighting) only on Town park to implement community park plan; no funds to be used for parking area unless pervious surfacing; IS	05/23/00 (#2000-392)	\$40,000
	✓				Pave the Grist Mill Park parking area	04/24/01 (#2001-226)	\$12,500
34	✓			Halesite Marina Halesite	RRFM; HA	05/21/03 (#2003-340)	\$0
					[reappropriated from Halesite Park]		\$100,000
35	--			Halesite Park Halesite	Part of Town match to Clean Water/Clean Air grant for historic restoration, incl. bulkhead [reappropriated \$100,000 funds to Halesite Marina Park]	08/29/00 (#2000-578)	\$0
36	✓	✓		Half Hollow Park Melville	Installation of playground and underpad with separate apparatus and play areas for children aged 2-5 and 5-12	12/04/07 (#2007-696)	\$155,000
			✓		Addition of two regulation-size bocce courts and perimeter pathway from (Greens Settlement)	8/11/09 (#2009-406)	\$50,000
37	✓			Heckscher Park Huntington	Install new playground and walkways; addl. funding to fully implement the new playground plan (e.g., site preparation, play equipment, benches, pathways, shade structures) as supported by the Heckscher Park CAC; RRFG; IS; JB	10/16/01 (#2001-616)	\$150,000
						10/15/02 (#2002-691)	\$275,000
	✓				Install new ball field backstops and associated fencing, concrete curbing, and concrete pads for dugouts, bleachers and handicapped access and viewing (one softball field)	12/13/11 (#2011-558)	\$87,000
		✓			Install fiberglass fish barrier at pond spillway	05/08/12 (#2012-218)	\$15,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
	✓	✓			Enhance Heckscher amphitheater and viewing area accessibility—install new roof and siding; pour new retaining wall and floor slab in orchestra pit and create accessible viewing area; extend walkways; clean, repair and paint stucco; clean and stain wood poles, beams, steel doors; add new gutters and roll-up door weather stripping; conduct site work (drainage, manhole, soil stabilization, plantings, grass restoration); and other necessary enhancements with funding split \$155,000 each between the Neighborhood Parks Fund and EOSPA Park Improvement Program	11/07/12 (#2012-488)	\$310,000
					Phase I planting of 40 trees at Town Arbor Day celebration, part of “100 Trees for Heckscher” marking 100 <sup>th</sup> anniversary of park	03/21/17 (#2017-115)	\$7,000
					Phase 2 planting of 60 trees to complete “100 Trees for Heckscher” project	09/19/17 (2017-423)	\$12,000
					Secure boundary survey and purchase and install estate steel fencing on Prime and Madison Avenues & NYS Route 25A frontages as matching NYSCFA grant request	07/17/28 (2018-305)	\$150,000
38	✓			Henry Ingraham Nature Preserve	Survey topography and boundary to define location of proposed gravel parking area	04/20/04 (#2004-229)	\$ 6,500
	✓			Fort Salonga	Secure necessary wetland permit and construct small gravel/pervious parking area (using funding reappropriated from survey)	05/08/12 (#2012-218)	\$0
	✓				Grade and construct new pervious parking area to access trail and install buffer/stabilization plantings consistent with NYSDEC wetlands permit	06/04/13 (#2013-277)	\$27,500
39	✓			Heritage Park Huntington	Implement first phase of improvements to include trailhead entrances, gravel parking, interpretive signage, building stabilization and access, with the input of the Huntington Greenway Trails Committee, Huntington Preservation Commission, and Town Historian	09-27-16 (#2016-447)	\$57,500
40	✓			Heron Park Centerport	New park development, including ecopod system to enhance and stabilize the pond embankment with native plantings, and the addition of a nature viewing platform, landscaping, fencing and other amenities (e.g., benches) to the site	08/06/02 (#2002-512)	\$150,000
	✓				Complete site improvements, including installation and materials for walkways to match Grist Mill Park, benches on concrete pads, electrical work and installation and purchase of security camera	05/04/10 (#2010-231)	\$25,000
41	✓			Hobart Beach Eaton’s Neck	Install half basketball court with appropriate fencing and level surfacing; RRFM; IS; CAB; BPG	10/16/01 (#2001-616)	\$30,000
	✓				Install swing set and picnic tables at playground	05/24/05 (#2005-367)	\$6,000
	✓				Secure necessary tidal wetland permit and construct and install osprey pole/platform	03/13/12 (#2012-121)	\$1,000
					Prepare site, purchase and install playground equipment and appurtenances. Reallocate full \$160,000 allocated by TBR #2014-23 for playground replacement and appropriate additional \$27,000 from EOSPA Park Improvements Program to Hobart Beach	8/11/15 (#2015-370)	\$187,000
42	✓			Kew Avenue Park East Northport	Replace aged equipment and to rehabilitate an existing young children’s playground	03/20/01 (#2000-126)	\$40,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
43	✓			Koster Park South Huntington	Install new playground, picnic tables, benches and plant shade trees of appropriate native species; JB	10/16/01 (#2001-616)	\$50,000
		✓			Addl. funding for playground from NPks	07/01/03 (#2003-461)	\$ 7,000
44	✓			Lewis-Oliver Dairy Village of Northport	Conduct structural assessment of barns, \$25,000, 05/04/10, (#2010-231) was amended to repair main barn roof, in lieu of prior structural assessment allocation	09/07/10 (#2010-410)	\$50,000
					Additional funding for structural enhancement and repair of barn roof; fill and close two floor drains	11/04/10 #2010-524	\$20,000
45	✓			Little Plains Park Greenlawn	Install small playground and picnic tables; seek input of area play group & park stewards	05/23/00 (#2000-392)	\$40,000
46	✓			Manor Farm Elwood	Historic restoration of Manor Farm residence under guidance of technical preservation expert and materials needed to install continuous board fencing and landscaping with appropriate native species along the site's Manor Road frontage	10/16/01 (#2001-616)	\$250,000
	✓				Professional historic construction services	10/30/01 (#2001-144)	\$10,000
	✓				Additional professional hist. const. services	05/07/02 (#2002-23)	\$10,000
	✓				Additional professional hist. const. services	08/06/02 (#2002-510)	\$20,000
	✓				Professional services related to historic restoration	01/13/04 (#2004-34)	\$3,700
	✓				Complete project as directed by EOSPA Committee to incorporate lean-to addition and outdoor-accessible ADA restroom	02/15/05 (#2005-86)	\$250,000
	✓				Complete farmhouse restoration project to enable environmental education use of the site and provide caretaker's quarters	01/09/07 (#2007-23)	\$30,000
47	✓			Manor Field Park Huntington Station	Install new handicapped accessible restroom building and related improvements with cost shared with CDA	11/20/01 (#2001-703)	\$125,000
	✓	✓			Clear, grade, hydroseed, fence, install goals & buffer plantings for new regulation soccer field on three-acre addition, PT; CP; SC; EC	06/15/04 (#2004-392)	\$160,000
	✓				Construct lighted synthetic playing field as part of Phase I park redevelopment project	08/28/07 (#2007-492)	\$800,000
	✓				Provide matching funding for sprayground/playground project –NYSEPF grant request	08/02/11 (#2011-377)	\$400,000
		✓			Install new ball field backstops and associated fencing, concrete curbing, and concrete pads for dugouts, bleachers and handicapped access and viewing, (one softball field), funding from Neighborhood Parks Fund	12/13/11 (#2011-558)	\$81,000
	✓	✓	✓		Purchase and install new light poles, LED fixtures, and associated electrical work to be split between EOSPA Park Improvement (not to exceed \$100,000), EOSPA Green Energy Efficiency (not to exceed \$80,000), and Neighborhood Parks (not to exceed \$100,000) funds. Only park funding total is listed, see also Green Projects listing.	08/07/18 (#2018-345)	\$200,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
48	✓	✓		Middle Earth Park Melville	Clear, grade, hydroseed, fence, install goals & buffer planting for new regulation soccer fields on 3-acre parcel dedicated as parkland from The Legends subdivision from NPks	07/01/04 (#2004-432)	\$300,000
49	✓			Mill Dam Marina Halesite	RRFM; JB, LPP	05/21/03 (#2003-340)	\$0
50	✓			Mill Dam Park Halesite	Install large playground, bleachers & picnic tables; RRF; HA	05/23/00 (#2000-392)	\$65,000
		✓			Addl. funding for playground	08/11/04 (#2004-505)	\$14,000
		✓			Addl. funding for playground from NPks	07/01/03 (#2003-461)	\$8,000
		✓			Install ballfield improvements--high fencing, hooded backstop and batters boxes from NPks; 2 JB; LPP	01/11/05 (#2005-23)	\$62,000
	✓	✓			Reconstruct two bocce courts and construct two additional regulation size Bocce courts	08/02/11 (#2011-386)	\$10,000
	✓				Addl funding for jox boxes	08/19/14 (#2014-410)	\$3,000
51	✓			Northport Rail Trail Park East Northport	Provide boundary survey with monuments to establish existing conditions	12/13/11 (#2011-558)	\$6,750
52	✓			Northport Village Park Village of Northport	Removal and replacement with asphalt of the walkways in Northport Village Park in the Village of Northport	09/22/09 (#2009-480)	\$115,000
53	✓	✓		Otsego Park Dix Hills	Resurface and install new dasher boards and fencing at roller hockey rink; RRF; PT; HA; CP; SC; EC; LPP	06/15/04 (#2004-392)	\$150,000
	✓	✓			Develop new fields--one Little League and four tee-ball fields with fencing, backstops and dugouts (\$83,355 matched by Neighborhood Parks Fund was for Walsh Park & Otsego, total funding is listed in this chart under Walsh Park)	04/25/06 (#2006-275)	\$0
54	✓			Paumanok Wetlands Preserve West Hills	Conduct a comprehensive site inventory of flora and fauna and propose an optimal trail configuration for the Paumanok Wetlands Preserve	02/10/09 (#2009-77)	\$49,600
	✓				Conduct topographic survey to support development of engineered interpretive walkway plan	09/07/10 (#2010-410)	\$10,000
55	✓			Peter Nelson Park (aka Oakwood Rd Pk) West Hills	Install large playground & bathrooms, expand parking; consult residents	05/23/00 (#2000-392)	\$230,000
	✓	✓			Addl. funds to expand parking lot, construct bathroom/concession building, install playground and necessary sitework; PT; CP; JB	06/15/04 (#2004-392)	\$200,000
	✓	✓			Support expanded parking area construction	10/16/04 (#2006-614)	\$70,000
56	✓		✓	Savings Court Park Greenlawn	Install walks, benches, lighting, gazebo, fencing and possible fitness trail as match to HCDA	05/23/00 (#2000-392)	\$80,000
57	✓			Senior Citizen Beach Centerport	Reconstruct porch and deck using Ipe hardwood	12/12/06 (#2006-742)	\$90,000
	✓				Purchase and install 14 standard aluminum tables (part of reallocation from Centerport Beach)	04-17-12 (#2012-172)	\$0

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
					Purchase sixteen (16) accessible synthetic-lumber picnic tables for Senior Citizen Beach to be split between EOSPA Park Improvement and Neighborhood Parks Funds.	06-09-15 (#2015-251)	\$10,000
58	✓			Steers Park Village of Northport	Assist in providing partial funding for installation of new playground at village park for community endeavor	05/23/00 (#2000-392)	\$10,000
	✓				Install irrigation in all soccer fields in Steers Park	12/10/09 (#2009-600)	\$60,000
59	✓			Sunshine Acres Park Commack	Install playground equipment; JB; BL	05/23/00 (#2000-392)	\$45,000
	✓				Redevelop Sunshine Acres Park to include a new playground, entrance drive and associated offstreet parking area, comfort station, bicycle and walking paths, and reconfigure the softball field	06/09/09 (#2009-304)	\$555,000
	✓	✓			Install new traffic signal at access to Sunshine Acres Park on Townline Road and adjust radius of curblineline to coincide with the improvement	06/06/11 (#2011-288)	\$115,000
60	✓	✓		Sweethollow Park Melville	Conduct topographic survey and secure professional environmental consulting services	12/09/14 (#2014-588)	\$32,000
	✓	✓			Conduct additional soil testing to determine depth of impacted soils	06-09-15 (#2015-251)	\$9,200
	✓	✓			Construction/installation of playground equipment and surfacing, basketball courts (surface, posts and hoops), tennis courts (surface, posts and netting), adult outdoor fitness area, sports courts line markings, irrigation system, landscaping, fencing and gates, trash receptacles, bicycle rack, game tables, signs and sculptures to be split between EOSPA Park Improvement (not to exceed \$400,000) and Neighborhood Parks (not to exceed \$100,000) Funds	09-16-15 (#2015-417)	\$500,000
		✓			Site work including removal of multiple underground fuel tanks, trucking and disposal of debris and importing of clean fill, and additional improvement items (electrical, leaching pools, storm grates and drains, and installation of an overhead utility pole) necessary to complete Sweet Hollow Park construction	06-13-17 (#2017-296)	\$75,000
61	✓			Terry Farrell Park (formerly Wolf Hill)	Install swing sets, picnic tables, benches and plant shade trees of appropriate native species	10/16/01 (#2001-616)	\$12,000
	✓			South Huntington	Install children's playground; RRF; HA; SC; EC; BL	08/06/02 (#2002-512)	\$50,000
		✓			Addl. funding for playground from NPks	07/01/03 (#2003-461)	\$13,500
62	✓	✓		Veterans Nature Study Area East Northport	Complete remedial work at the Veterans Nature Study Area, funding to be transferred first from Neighborhood Parks TA-0037-A9301 (up to \$150,000) and from A-0870 Open Space Land and Park Improvements Reserve Fund (up to \$150,000)	09/20/11 (#2011-426)	\$300,000
63	✓			Veterans Parks Complex – four Parks East Northport &	Authorize \$35,000 matching funds to state grant to create multi-use trails (originally Meadowlark Pk, then VPC), including whole access trail, improve trailhead/parking area & \$100,000 to construct Boundless Playground; RRF; HA; SC, EC	05/23/00 (#2000-392)	\$135,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
	✓	✓		Fort Salonga	Baseline topographic survey and updated aerial photography for the mapping, planning and engineering of trail, new improvements and potentially a community trails planning session for Knolls Park, Veterans Pk, Vets Nature Study Area and Meadowlark Pk	05/22/01 (#2001-295)	\$30,000
	✓				Topographic and boundary surveying	07/02/02 (#2002-449)	\$22,000
	✓		✓		Implement Phase I of Veterans Parks Complex Master Plan to include new main entrance to park re-engineered for increased traffic safety [Veterans Park], access road to additional parking and facilities [Veterans Park], expanded parking area from 53 to 72 stalls [Veterans Park], new parking lot with 68 stalls [Veterans Park], two lighted artificial turf fields with grand stands striped for lacrosse, soccer and football [Knolls Park – County], parking lot with 177 stalls and drop-off/pick-up area [Knolls Park – County], new utilities: water, electric, sanitary systems [Veterans Park—Town and Knolls Park – County]	08/28/07 (#2007-466)	\$1,860,000
	✓	✓			Elevated bleachers for athletic fields not to exceed \$140,000 from NPks and Boundless playground equipment and landscaping not to exceed \$400,000 from EOSPA Park Improvement Fund (bleachers transferred to EG7197 2103 OS013; see Boundless PG EG7197 2103 OS073 above)	07/09/09 (#2009-356)	\$400,000
		--			Complete refurbishment of soccer field #4-grading, rototilling, topsoil enrichment, sodding & irrigation system (NPks)	10/19/05 (#2005-645)	\$0
		✓			Complete refurbishment of courts (two volleyball, two basketball, two handball) – Funding was fully reallocated from soccer field #4 (reallocated from TBR #2005-645)	06/06/11 (#2011-290)	\$140,000
		✓			Install new ball field backstops and associated fencing, concrete curbing, and concrete pads for dugouts, bleachers and handicapped access and viewing, funding from Neighborhood Parks Fund	12/13/11 (#2011-558)	\$105,000
64	✓				Village Green Park Huntington	Demolish existing house (#22 Sabbath Day Path) and improvements, dispose of all debris, restore ground surface and plant with grass to annex as parkland	12/14/10 (#2010-610)
				Purchase and plant up to 10 Kwanzan cherry trees, under supervision of a certified arborist, at the Vietnam War Living Memorial		10/05/10 (#2010-491)	\$2,000
65	✓			Alfred Walker Park Huntington Station	Remove existing chain link fencing along eastern park boundary and install new vinyl coated chain link fencing to annex 0.75-acre park addition	11/04/10 (#2010-524)	\$10,000
66	✓			John Walsh Park East Northport	RRFG; PT; HA; CP; EC; JB; BL	02/11/03 (#2003-79)	\$0
	✓	✓			Develop new fields—two tee-ball fields with fencing, backstops and dugouts (matched by Neighborhood Parks Fund—one appropriation to support Walsh & Otsego)	04/25/06 (#2006-275)	\$83,355
	✓				Purchase and plant shade trees under supervision of a certified arborist with tree species and location to be determined in consultation with the Dept. of Planning and Environment	07/12/11 (#2011-342)	\$1,000
	✓				Install new ball field backstops and associated fencing, concrete curbing, and concrete pads for dugouts, bleachers and handicapped access and viewing (one baseball, one Little League field)	12/13/11 (#2011-558)	\$163,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
67	✓			West Neck Beach Lloyd Harbor	RRFM; IS; CAB; KR	05/21/03 (#2003-340)	\$0
68	✓			Whitman Park Melville	Install small children’s playground (two new play-sets), picnic tables and benches; improve entrance fence/sidewalk area and move gates for safety	10/16/01 (#2001-616)	\$50,000
	✓				Addl. funding for playground per bid; PT; CP; JB	10/29/02 (#2002-726)	\$11,250
		✓			Addl. funding for playground from NPks	07/01/03 (#2003-461)	\$ 6,000
69	✓			Wicks Park Commack	Convert ice rink to roller blade rink and fencing around the basketball court; RRFG, PT; HA; CP; SC; EC; JB; LPP; BL	05/07/02 (#2002-285)	\$45,000
	✓	✓			Install ballfield lighting (split with Neighborhood Parks Fund that provided an additional \$48,200)	03/25/03 (#2003-199)	\$45,000
70	✓			William Byrne Park Elwood	Install perimeter running/walking/fitness trail; PT; CP	05/23/00 (#2000-392)	\$10,000
	✓				Replace playground equipment, benches and infrastructure	08/28/07 (#2007-463)	\$90,000
	✓	✓			Install new playground underpad (asphalt)	12/04/07 (#2007-696)	\$13,500
71	✓			William Kessler Park Melville	Install fitness trail, picnic tables & landscaping; RRFG; PT; HA; CP	05/23/00 (#2000-392)	\$20,000
	✓				Install small children’s playground	10/16/01 (#2001-616)	\$40,000
		✓			Addl. funding for playground from NPks	07/01/03 (#2003-461)	\$7,500
72	✓			Woodbine Marina Northport	RRFM	05/21/03 (#2003-340)	\$0
	✓				Design reconstruction of marina	05/03/11 (#2011-220)	\$90,000
	✓		✓		Redevelopment of Woodbine Marina – partial funding to support new marina improvements, including dredging, 20 additional slips, new finger float design, steel piling, floating concrete dockage, and three boat pump-out stations	09-17-13 (#2013-448)	\$125,000
73	✓			Woodoak Park West Hills	Provide planter with sign and minor landscaping at corner and benches	07/02/02 (#2002-449)	\$1,000
G 1	✓			12 parks (marked by RRFG above)	Install poured acrylic floor system in existing restrooms at 12 active parks: Caledonia Park; Cedar Road Park; Commack/ Wicks Park; Elwood Park; Terry Farrell Park; Greenlawn Memorial Park; Heckscher Park; William Kessler Park; Mill Dam Park; Otsego Park; Veterans Park; John Walsh Park	02/11/03 (#2003-79)	\$50,000
	✓			11 waterfront parks (beaches & marinas) (marked by RRFM above)	Install poured acrylic floor system in existing restrooms at 11 waterfront parks (beaches and marinas): Mill Dam Marina; Halesite Marina; Woodbine Marina; West Neck Beach; Gold Star Battalion Beach; Crescent Beach; Fleets Cove Beach; Centerport Beach; Asharoken Beach; Hobart Beach; Crab Meadow Beach	05/21/03 (#2003-340)	\$55,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
G 2	✓	✓		17 parks (marked by PT above)	Install new steel-based, accessible picnic tables in 17 parks: William Kessler Park; Arboretum Park; Caledonia Park; Peter Nelson Park; Whitman Park; Depot Road Park; Deanna Moon Park; Manor Field Park; Otsego Park; Wicks/Commack Park; Elwood Park; Cedar Road Park; Caravan Park; William Byrne Park; Greenlawn Memorial Park; John J. Walsh Park	06/15/04 (#2004-392)	\$35,000
G 3	✓	✓		10 parks (marked by HA)	Enhance handicapped accessibility of restrooms in 10 parks: replace partitions, reconfigure stalls for accessibility, replace urinals, and install hand dryers at John J. Walsh Park; Veterans Park; Elwood Park; William Kessler Park; Mill Dam Park; Otsego Park; Greenlawn Memorial Park; Wicks/Commack Park; Cedar Road Park; Terry Farrell Park	06/15/04 (#2004-392)	\$80,000
G 4	✓	✓		9 parks and beaches (marked by IS above)	Install new interpretive signage, kiosks and wayside exhibits (to match a State Coastal Education Program grant) including: kiosks at Cold Spring Harbor Waterfront Park, Halesite Marina Park, Gold Star Battalion Beach, & Cow Harbor Park and wayside signage/panels at West Neck Beach, Heckscher Museum, Eaton's Neck Lighthouse, Sand City/Hobart Beach, Grist Mill Park and Crab Meadow Beach	06/15/04 (#2004-392)	\$45,225
G 5	✓	✓		14 parks (marked by CP above)	Install 51 new concrete pads for bleachers at William Kessler, Melville; Arboretum Park, Dix Hills; Caledonia Park, Dix Hills; Peter Nelson Park, Huntington; Whitman Park, Melville; Depot Road Park, Huntington Station; Deanna Moon Park, Melville; Manor Field Park, Huntington Station; Otsego Park, Dix Hills; Commack Park, Commack; Elwood Park, Elwood; Cedar Road Park, East Northport; Caravan Park, East Northport; William Byrne Park, East Northport; Greenlawn Memorial Park, Greenlawn; John J. Walsh Park, East Northport	05/24/05 (#2005-367)	\$180,000
G 6	✓	✓		6 parks (marked by SC) 8 parks (marked by EC)	Purchase storage containers for six parks, electric cart vehicles for eight parks and landscape equipment, Elwood Park (no container); Cedar Road Park, East Northport; Manor Field Park, Huntington Station; Otsego Park, Dix Hills; Terry Farrell Park, Dix Hills; Walsh/Kew Parks, East Northport (no container); Wicks Park, Commack; and Veterans Parks Complex, East Northport	05/24/05 (#2005-367)	\$117,500
G 7	✓			14 parks (marked by BL)	Install 54 new sets of three-tier bleachers in 14 parks at William Kessler Park, Melville; Arboretum Park, Dix Hills; Caledonia Park, Dix Hills; Peter Nelson Park, Huntington; Whitman Park, Melville; Depot Road Park, Huntington Station; Manor Field Park, Huntington Station; Commack/Wicks Park, Commack; Cedar Road Park, East Northport; Caravan Park, East Northport; William Byrne Park, East Northport; Veterans Park, East Northport; Mill Dam Park, Huntington; Heckscher Park, Huntington	08/23/05 (#2005-517)	\$94,455
G 8	✓			13 parks (marked by JB or LPP)	Install 12 jox boxes in 11 parks and lighting pole pads in 3 parks	10/19/05 (#2005-646)	\$20,000

#	E	NP	O	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED
G 9	✓	✓		8 - parks (marked by BL)	Install 12 sets of three-tier bleachers in 4 parks: Commack/Wicks Park, Commack; Elwood Park, Elwood; John J. Walsh Park, East Northport; and Otsego Park, Dix Hills and 48 concrete bleacher pads in eight parks: Commack/Wicks Park, Commack; Elwood Park, Elwood; John J. Walsh Park, East Northport; Otsego Park, Dix Hills; Cedar Road Park, East Northport; Greenlawn Memorial Park, Greenlawn; Sunshine Acres Park, Commack; and Terry Farrell Park, Dix Hills not to exceed \$60,000 from Neighborhood Parks Fund (\$21,000 – 12 sets of bleachers) and EOSPA Park Improvement (\$39,000 – 48 bleacher pads)	04/07/09 (#2009-185)	\$60,000
G 10	✓			5 beaches (marked by CAB)	Remove and replace existing wooden entrance booths at Asharoken, Centerport, Gold Star Battalion, Hobart and West Neck Beaches with precast concrete attendant booths	04/17/12 (#2012-172)	\$30,000
G 11	✓		✓	60 active parks	Contract with consultant to conduct tree inventory and planting location evaluation of 60 active parks throughout Huntington	06/19/12 (#2012-287)	\$25,000
G 12	✓			3 beaches – BPGs (marked by BPG)	Purchase and install new playground equipment at Crescent Beach, Fleets Cove, and Hobart Beach, including removal of old equipment and any related site work [\$160,000 was reallocated to only Hobart Beach – 8-11-15 TBR – see above.]	01/07/14 (#2014-23)	\$0
G 13	✓			3 beaches (marked by CAB)	Remove and replace existing wooden entrance booths at Crescent and Fleets Cove Beaches with precast concrete attendant booths also using remaining funding from prior booth replacement (G-10)	01/07/14 (#2014-23)	\$10,700
G 14	✓	✓		2 parks (marked by AS)	Install 2 adaptive swing seats at Heckscher and Veterans Parks	11/06/14 (#2014-532)	\$3,000
G 15	✓	✓		7 beaches (marked by KR)	Purchase materials, including steel bar and fittings for construction and installation of kayak racks at 7 beaches (Asharoken, Centerport, Crab Meadow, Crescent, Fleets Cove, Gold Star, and West Neck) by the Department of Maritime Services to be split between EOSPA Park Improvement and Neighborhood Parks Funds.	06/09/15 (#2015-251)	\$8,000
G 16	✓			33 Town trails	Purchase trail signage to include, but not be limited to directional, blaze, standardized use symbol, logo (Huntington Greenway Trail) and fractional mile markers for Town parks with trails	09/19/17 (#2017-424)	\$5,000



**NEIGHBORHOOD ENHANCEMENTS – COMBINED \$7,000,000 PROGRAM**

***Nomination Process***

As in the Open Space and Park Improvement components of the EOSPA Program, any individual or organization may nominate a potential neighborhood enhancement project for consideration by the EOSPA Committee. The Park Improvement and Neighborhood Enhancement nominations use the same simple form that is available on request and on the Town website in the Online Library for the Department of Planning and Environment. The submission of a nomination form initiates field review and Committee deliberation.



Larkfield Road Streetscaping,  
East Northport



Gateway Park – community garden and murals,  
Huntington Station Center



James D. Conte Community Center/  
Former NYS Armory, Huntington Station

*Approved Projects*

The EOSPA Committee has recommended thirty-eight (38) projects, which were approved for funding by the Town Board. Other outside funding sources (e.g., governmental grants and private philanthropy) supported nineteen of the thirty projects as well.

Key for Approved Projects Table

#=Number E= EOSPA Program Fund; O=Other Resources

#	E	O	PROJECT SITE CDP	NEIGHBORHOOD ENHANCEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
1	✓	✓	Huntington Harbor Walkway, Halesite	Conduct feasibility study and design the Huntington Harbor walkway project; funding to match \$30,000 Clean Water/Clean Air grant from the NYS Department of State	06/15/04 (#2004-391)	\$30,000
2	✓	✓	Route 110 Streetscaping-Phase I, Huntington Station	Addition of a full complement of streetscape improvements, including sidewalks, lighting, curb bumpouts, crosswalks, and landscaping from Olive Street to Pulaski Road	10/26/04 (#2004-746)	\$1,050,000
3	✓	✓	Route 110 Streetscaping--Phase II, Huntington Station	Addition of a full complement of streetscape improvements, including, but not limited to sidewalks, lighting, curb bumpouts, crosswalks, and landscaping to continue the streetscape project for the entire east side of New York Avenue from Olive Street to Pulaski Road and the entire west side of New York Avenue from Railroad Street to Pulaski Road, including construction of Huntington Station Plaza at Olive Street and New York Avenue	03/06/07 (#2007-136)	\$1,215,000
4	✓	✓	Larkfield Road Streetscaping – Phase II East Northport	Addition of a full complement of streetscape improvements, including sidewalk pavers, lighting, bicycle racks and handicapped ramp improvements from Fifth Avenue south to Clay Pitts Road	01/10/06 (#2006-26)	\$200,000
5	✓		Gardiner Farm –DDI Pathway, Greenlawn	Construct an ADA-compliant paved walkway between the Gardiner Farm and the DDI School in the Little Plains Road right-of-way	09/26/06 (#2006-555)	\$30,000
6	✓	✓	Village Hill Drive-Vanderbilt Parkway Corner Dix Hills	Complete a community-initiated beautification project that includes repairs to existing brick walls, installation of landscaping and mulch	09/26/06 (#2006-555)	\$8,500
7	✓	✓	1264-1268 New York Ave., Huntington Station	Façade improvements for Huntington Enrichment Center building assemblage	05/22/07 (#2007-298)	\$100,000
8	✓		Veterans Parks Complex traffic calming East Northport	Addition of streetscaping and traffic calming measures across the frontage of Veterans Park and the Bellerose Avenue School, including, but not limited to textured center median, relocated curbline, bicycle path, pavement markings and street trees	08/28/07 (#2007-465)	\$200,000
	✓			Purchase and install two driver feedback signs that indicate vehicle speed for placement on Bellerose Avenue between the Bellerose Elementary School on the east and Veterans Park on the west	09/16/15 (#2015-416)	\$20,000

#	E	O	PROJECT SITE CDP	NEIGHBORHOOD ENHANCEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
9	✓	✓	Huntington Community Mural project Huntington	Creation of a large scale mural under the creative direction of an experienced professional mural artist to transform a highly visible wall in the back of the new municipal parking lot on the west side of the 200 block of New York Avenue to serve as a showpiece for Huntington Village; enhance the street experience of pedestrians through this public art project; and engage Huntington youth in the enrichment of their community	04/08/08 (#2008-211)	\$20,000
10	✓		Gardiner Farm barn Greenlawn	Replace cedar roof at highly visible historic site	05/20/08 (#2008-291)	\$35,000
11	✓	✓	Loft Landscaping Dix Hills	Site preparation (up to \$3,500) and plant materials (up to \$3,500) to be installed with volunteer community participation	04/07/09 (#2009-186)	\$7,000
12	✓		Westminster Landscaping Dix Hills	Plant materials to be installed and maintained with volunteered services at intersection of Westminster Avenue and Baldwin's Path in Dix Hills [Note-funding was not used; project was actually implemented as a donation by a local landscaper.]	08/11/09 (#2009-407)	\$2,000
13	✓	✓	Huntington Train Station Rain Garden, Huntington Station	Install rain garden landscape project with associated utilities in Huntington Station	09/22/09 (#2009-481)	\$45,000
14	✓		Gateway Park Garden Huntington Station	Gateway Park and adjoining state property site preparation – Survey, clean, clear, grub and grade property	04/13/10 (#2010-175)	\$125,000
	✓	✓		Create and install new community garden in Huntington Station by constructing raised beds, shed, and fencing	05/17/10 (#2010-268)	\$120,000
15	✓	✓	Soergel Outreach Garden at Kubecka Garden Huntington	Rehabilitate outreach garden by regrading, preparing soil and at grade planting beds, constructing raised beds, installing irrigation and purchasing materials therefor	05/04/10 (#2010-230)	\$40,000
16	✓	✓	1000 New York Avenue Huntington Station	Enhance the Huntington Station neighborhood by conducting environmental evaluation of and demolishing the existing structure and site improvements with the understanding that the EOSPA Program will be reimbursed \$27,342 by the Restore New York grant on project completion	10/05/10 (#2010-490)	\$41,000
17	✓	✓	The Arsenal Huntington	Rehabilitate Arsenal structure, including, but not limited to addition of an ADA accessible ramp, replacement of wood-shingled roof, relocation and upgrading of heating system, and upgrading of rear shed addition to current Code requirements	10/05/10 (#2010-522)	\$92,000
18	✓	✓	Larkfield Rd. Streetscaping East Northport	Addition of a full complement of streetscape improvements, including sidewalk pavers, lighting, bicycle racks and handicapped ramp improvements from Fourth Avenue south to Clay Pitts Road	05/03/11 (#2011-223)	\$300,000
19	✓		Flagpole-Route 110 and Spring St., Huntington	Purchase and install new flagpole	05/03/11 (#2011-224)	\$3,000
20	✓		Gateway-New York Avenue Wall, Huntington Station	Remove existing concrete retaining wall and construct new masonry block wall with wrought iron safety fence on west side of New York Avenue	06/06/11 (#2011-289)	\$350,000
21	✓		Soldiers and Sailors Memorial Plaza, Huntington	Secure boundary and topographic survey for memorial plaza design at Soldiers and Sailors Memorial Building to include accessibility, rampage, wall work, landscaping	02/06/12 (#2012-66)	\$3,000

#	E	O	PROJECT SITE CDP	NEIGHBORHOOD ENHANCEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
22	✓		Coral Park / Greenlawn-Broadway Road, Huntington	Design, purchase and install traffic signal for new park – amended by TBR on 09/17/13 (#2013-449) allocating funding toward general improvement project	05/22/12 (#2012-259)	\$50,000
23	✓		James D. Conte Community Center, Huntington Station	Secure Phase II ESA and architectural services to identify required building remediation and develop three alternative plans for building space allocation	08/13/13 (#2013-409)	\$30,000
24	✓	✓	Wolf Hill Road Pedestrian Safety Project, Dix Hills	Provide partial funding (to augment NYS grant and Town capital funding) for pedestrian safety improvements to include sidewalk and curbs on Wolf Hill Rd	09/17/13 (#2013-415)	\$165,000
25	✓	✓	Gerard Street Parking Area, Huntington	Support reconstruction of Gerard St parking area with installation of bioretention swales for sustainable stormwater management, landscaping and brickwork to match Huntington Hamlet Center theme	04/08/14 (#2014-172)	\$300,000
26	✓	✓	Halesite Marina Reconstruction Project, Halesite	Support upland improvements on reconstruction of Halesite Marina, including but not limited to installation of a bioretention swale for sustainable stormwater management, landscaping, parking area reconstruction, and brick walkway	05/06/14 (#2014-217)	\$225,000
27	✓		James D. Conte Community Center, Huntington Station	Provide remedial services as necessary to mitigate conditions identified in Phase II environmental site assessment	07/15/14 (#2014-354)	\$800,000
28	✓		Flanagan Center, Huntington	Purchase and install self-standing 11’x40’ high-density polyethylene shade structure to benefit Adult Day Care Program at rear (west side) of Flanagan Center	08/19/14 (#2014-410)	\$11,200
29	✓	✓	Larkfield Road Crosswalk, East Northport	Install two pedestrian activated rectangular rapid flashing beacons and associated improvements	11/06/14 (#2014-533)	\$25,000
30	✓	✓	Broadway-Greenlawn, Greenlawn	Install streetscaping enhancements on Broadway-Greenlawn Road (between Lawrence & Wyckoff Sts.), including, but not limited to conduit, electric cable, decorative street lights, concrete sidewalk and driveway aprons, and brick pavers	11/06/14 (#2014-533)	\$5,000
31	✓		The Arsenal Huntington	Conduct Phase II cultural resource assessment and purchase materials for construction of whaleboat shed at the Arsenal, 425 Park Avenue	04/21/15 (#2015-176)	\$21,000
32	✓		Greenlawn Railroad Station Parking Area Landscaping	Purchase and install landscaping at Greenlawn Railroad parking area working with the Greenlawn Civic Association	10/06/15 (#2015-458)	\$10,000
33	✓	✓	Halesite Marina North Reconstruction Project	Support upland improvements associated with reconstruction of Halesite Marina North, specifically porous pavers, brick walkway, and decorative street lighting	11/05/15 (#2015-506)	\$265,000
34	✓		Town Dock Halesite	Purchase of aluminum gangway and materials to construct three floating docks at the Halesite Town dock	01/12/16 (#2016-36)	\$15,500
35	✓		Depot Road Streetscaping, Huntington Station	Add new concrete sidewalks, curbs, ADA-compliant ramps, and street trees along east side of Depot Road from East 10 <sup>th</sup> Street to Vondran Street	5/10/16 (#2016-233)	\$200,000
36	✓	✓	Harborfields Community Playground, Greenlawn	Assist with shared purchase and installation of accessible playground equipment, sidewalk, and walkways per lease with Harborfields Central School District	03/21/17 (#2017-117)	\$200,000
37	✓	✓	Depot Road Pedestrian Safety Huntington Station	Assist with realignment of Depot Road and E. 17 <sup>th</sup> Street and install concrete curbs and sidewalks, handicap ramps, and street trees to create safe community access	04/04/17 (#2017-162)	\$65,000
				Provide additional funding to continue sidewalk improvements to E. 19 <sup>th</sup> Street	10/17/17 (#2017-479)	\$57,650
38	✓	✓	Halesite Marina Park	Commit residual (\$45,024) toward public waterfront access and harbor walkway enhancement project – upland portion of project, including porous pavers, brick walkway, and decorative street lighting as match toward NYS CFA grant	07/17/18 (#2018-305)	Existing

**GREEN PROJECTS – \$1,000,000 PROGRAM**



Solar panels at LIRR South Parking Garage that supply energy to electric car charging stations located within it  
Huntington

***Nomination Process***

Green projects became a part of the EOSPA agenda on approval of the 2008 referendum. Funds were first provided for this purpose in 2009. It is the smallest component of the EOSPA funding program, yielding \$100,000 per year. As in the other components of the EOSPA Program, any individual or organization may nominate a potential green/energy efficient project for consideration by the EOSPA Committee. A simple nomination form is available on request and on the Town website in the Online Library for the Department of Planning and Environment. The submission of a nomination form initiates field review and Committee deliberation. Unlike other components of the EOSPA Program, green project nominations must be referred for a separate advisory review.

The Town Board-appointed Advisory Committee on Energy Efficiency, Recyclables and Sustainability (ACEERS) provides that support and may nominate projects directly. The Town Sustainability Officer tracks the individual project efficiencies and savings in emissions and cost. The ACEERS Committee is working with the Town Sustainability Officer to update the Town Energy Master Plan as a dynamic document focusing on seven priorities: reduce carbon footprint and energy use in Town facilities; increase the use of renewable energy sources; reduce transportation-related greenhouse gas emissions; increase energy efficiency in commercial, residential and government buildings; grow the “green” business marketplace in Huntington; expand education and community awareness about sustainable living; and prioritize Sustainability practices for Town officials and employees. In June 2015 the Town of Huntington became the first municipality on Long Island to adopt a [Climate Action Plan](#).

*Approved Projects*

The EOSPA Committee has recommended funding for nine projects affecting seventeen specific Town facilities to date. All projects were supported with outside grant funding, other Town funds or LIPA rebates. Sometimes rebates enable funding to be returned to the EOSPA fund, which allows this program component to serve as a quasi-resolving fund.

#=Number E=2008 EOSPA Program Fund; O=Other Resources

#	E	O	PROJECT SITE CDP	GREEN / ENERGY EFFICIENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
1	✓	✓	Town South Parking Garage, Huntington (LIRR) Station	Provide matching funds to design, furnish and install a solar powered electric car charging station (also supported by two NYSERDA grants totaling \$103,943)	07/12/11 (#2011-341)	\$40,000
2	✓	✓	Town South Parking Garage, Huntington (LIRR) Station	Replace high pressure sodium fixtures with induction light fixtures (also supported by LIPA rebates)	09/17/13 (#2013-447)	\$114,400
3	✓	✓	Huntington Town Hall, Huntington  Vehicle Maintenance Boxer Court, Huntington  HART Bus, Huntington Station  Pulaski Rd. Maintenance Facility, Huntington Station	Replace metal halide and T12 fluorescent fixtures with LED fixtures (also supported by LIPA rebates)	09/17/13 (#2013-447)	\$10,300
4	✓	✓	Town North Parking Garage, Huntington (LIRR) Station	Replace high pressure sodium fixtures with induction light fixtures (also supported by LIPA rebates)	08/19/14 (#2014-409)	\$35,000
5	✓	✓	Huntington Community Microgrid  <i>[Update - The Town was awarded grants in Stages 1 and 2 of the NYSERDA NY Prize competition totaling \$1.1 million.]</i>	Contract with technical consultant (TRC) to assist in the preparation and submission of grant application for \$100,000 from NYSERDA NY Prize Community Grid Competition for a feasibility assessment for establishing a Huntington Community Microgrid	04/21/15 (#2015-170)	\$7,650
				Contract professional services for technical feasibility assessment for the Huntington Potential Critical Infrastructure Complex Microgrid in combination with the NYSERDA NY Prize Stage 1 grant of \$100,000	07/14/15 (#2015-279)	\$25,000
				Provide professional services to prepare technical proposal for Huntington microgrid project for Stage 2 NYSERDA NY Prize grant of \$1,000,000	08/16/16 (#2016-387)	\$38,125
				Provide fees to enable Small Generator Interconnection Process studies (feasibility study and system impact study) involving LIPA and PSEG-LI	09/20/18 (#2018-406)	\$20,000
6	✓		Huntington Town Hall, Huntington	Purchase an electric vehicle (EV) charging station for installation at Town Hall as a Clean Energy Communities Program initiative	03/21/17 (#2017-104)	\$5,000

#	E	O	PROJECT SITE CDP	GREEN / ENERGY EFFICIENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
7	✓		Breezy Park, Huntington Crab Meadow Golf Course, Northport Dix Hills Park, Dix Hills Terry Farrell (Wolf Hill) Park, Dix Hills Greenlawn Park, Greenlawn Heckscher Park, Huntington John J. Walsh Park, East Northport Manor Field Park, Huntington Station Peter Nelson (Oakwood) Park, Huntington Otsego Park, Dix Hills Wicks Park, Commack	Purchase and install LED lighting fixtures and bulbs for buildings and facilities within specified parks by reallocating funding remaining in green project account for prior approved LED fixtures at other facilities (\$32,165 residual project funding and rebates from LIPA and PSEG-LI for completed projects) and allocating additional funding	03/21/17 (#2017-103)	\$18,000
8			All Town Facilities	Contract professional services for Climate Smart Communities Certification Project, including feasibility study, return on investment analysis, capital phase-in plan, and Climate Action Plan Update as match toward NYS CFA grant	07/17/18 (#2018-306)	\$62,500
9			Manor Field Park	Purchase and install new LED fixtures for the synthetic turf field (also supported by EOSPA Park Improvement and Neighborhood Parks funding. Only green funding is listed, see also Park Improvements listing.	08/07/18 (#2018-345)	\$80,000

## **CONTINUED NEEDS**

Funding from the original 1998 \$15 million program and 2003 \$30 million program has been fully expended. Acquisitions and improvements will continue to be funded through the remaining balances from the 2008 \$15 million program and new funding to be received. Requests for project funding are carefully examined by the EOSPA Committee to ensure that efforts will protect Huntington's last remaining open lands, allow park improvements to keep pace with recreational demands, enable further neighborhood enhancement projects, and provide greater energy efficiency.



### *Open Space Acquisition*

A continuous stream of open space funding is required to best accomplish goals established by the Horizons 2020 Huntington Comprehensive Plan. In the present real estate market, where land is such a valuable commodity, the best of the last remaining large open spaces will be very costly, if the owners are even willing to preserve them. The town must have sufficient means to actively acquire land to avoid loss of opportunity. A proactive approach to land conservation must be based on ready capital resources and available public and private conservation partners. Even through a struggling economy, land values in Huntington remained fairly stable. Any municipal protection program must compete with market-driven forces. EOSPA Program land acquisitions have protected over 300 acres and helped balance new growth as recommended by the Comprehensive Plan.

### *Park Improvements*

There is a need to continue to upgrade the Town's park facilities through a dedicated park improvement fund. Continuing the existing funding stream to provide additional support for park improvements would greatly assist major planned projects. While land acquisitions take considerably greater time than park improvements, the need for park funding is so great that projects are planned in anticipation of future funding. Enhancements to the parks and their upkeep are perhaps the thing that reflects greatest on any given administration in terms of how the public is being treated. With difficult times ahead and the likelihood that travel may be curtailed for many due to the cost of gas and the state of the economy, the condition of the parks in this locality takes on greater significance. They should all be safe, carefully maintained, secure, family-oriented sites with opportunities for outdoor recreation and leisure. Even though the 1998 and 2003 EOSPA programs have accomplished so much and funds from the 2008 referendum continue to drive recreational improvements forward, facilities and equipment have an expected period of usefulness before replacement is necessary. Continued funding can keep the Town ahead of the curve and provide recreational facilities that meet the current trends and park needs.

### *Neighborhood Enhancements*

There is a need to balance the Town's open space and park improvement efforts in areas where there are few opportunities to add land to or improve the Town parkland inventory. These areas are typically hamlet centers, downtowns, and corridors that would greatly benefit from revitalization efforts. Additional funding will enable improvements to be made to other Town property or land in which the Town holds or

can secure an interest. By enhancing such public spaces, the Town will be achieving key goals in a community—increased sociability, improved comfort and image, defined access and connections, healthier uses, and diverse activities. The EOSPA Committee recognizes that parkland is only one component of the public realm. There are other highly-visible public spaces and areas in the town, particularly those older-settled sections that contain higher-density residential and retail development and heavily travelled roadways, which can be greatly enhanced by the provision of dedicated funds and a program to evaluate proposals for aesthetic and design improvements. There is a need to continue a Neighborhood Enhancements program, such as was initiated by the second EOSPA referendum, to support a variety of project types, including, but not limited to streetscape enhancements, trees, landscaping, public art, benches, bicycle racks, and universal access.

### *Green Projects*

As new alternative options emerge for energy efficiency, the EOSPA Committee urges the Town to enhance its facilities to lead other community improvements that reduce energy demands. The “green project” funding will support projects that involve the construction or integration of energy efficient, renewable energy and sustainable design features and/or compliance with specialized green infrastructure programs, such as LEED (Leadership in Energy and Environmental Design) certification requirements as specified by the U.S. Green Building Council. Green choices are decisions made to reduce impacts to the environment, such as incorporating energy conservation, alternative energy options, and reusable or recycled products. Green projects can be costly; however, this funding can be leveraged against other sources to provide partial assistance on suitable projects.

### *Other Funding Initiatives*



In addition to continuation of funding, the EOSPA Committee believes a positive open space policy is needed to protect the best of Huntington’s remaining lands before they are lost to development pressures. Other potential sources of funding should be explored to supplement existing efforts to protect open space, improve parks, enhance neighborhood areas, and support green projects. With limited resources, the Town will need to work to leverage its available funding further through grants, partnerships, donations, and innovative concepts. Among possibilities are the NYS Clean Water Revolving Fund and federal and state grants for acquisition (e.g., Environmental Protection Fund and Land and Water Conservation Fund).

The creation of a new Huntington Park Tribute Program could seek and accept contributions of funds and resources (services, materials, plantings) for use in the Town’s parks, as well as to expand its inventory. The existing Neighborhood Parks Fund should continue to be used to leverage EOSPA funds, as practicable. Grants, partnerships, voluntary donations should all be sought to further the work of the EOSPA Program to acquire important lands, improve parkland and make neighborhood and green energy enhancements.